

ARTICLE 1. ZONING DISTRICTS AND BOUNDARIES**3.1.1. Zoning Districts**

The areas designated and shown by the Official Zoning Maps of the City of Greenwood are hereby divided into the following districts. Please note that these are maximum densities and that this ordinance does not guarantee the maximums can be reached.

DISTRICT	DISTRICT NAME
Residential	
R1	Residential – single-family, low-density 1 acre minimum lot size 1 housing unit per lot maximum
R2	Residential – single-family, low-density ½ acre minimum lot size 2 housing units per acre maximum
R3	Residential – single-family, medium-density ⅓ acre minimum lot size 3 housing units per acre maximum
RM3	Residential – medium-density, manufactured housing ⅓ acre minimum lot size 3 housing units per acre maximum
R4	Residential – medium-density 10,000 square foot minimum lot size 4 housing units per acre maximum
R7	Residential – high-density 6,000 square foot minimum lot size 7 housing units per acre maximum
RM7	Residential – high-density, manufactured housing 6,000 square foot minimum lot size 7 housing units per acre maximum
R10	Residential – high-density 4,500 square foot minimum lot size 10 housing units per acre maximum
R12	Residential – high-density 4,500 square foot minimum lot size 12 multi-family housing units per acre
R15	Residential – high-density 4,500 square foot minimum lot size 15 multi-family housing units per acre

DISTRICT	DISTRICT NAME
Commercial	
OPI	Office, Professional, Institutional
NC	Neighborhood Commercial
GC	General Commercial
CC	Core Commercial
Industrial	
LIW	Light Industrial/Warehousing
HI	Heavy Industrial
Planned Development	
PD	Planned Development District
Overlay District	
AIR	Airport Overlay District
HIS	Historic Preservation Overlay District
CO-GW	City of Greenwood Main St. Corridor Overlay District

In addition, FIA Flood Hazard Boundary Maps designating flood hazard areas for Greenwood County, South Carolina having an effective date as prepared by the Department of Housing and Urban Development, Federal Insurance Administration, copies of which are on file in the office of the clerk of court are hereby adopted by reference and are fully a part of this Ordinance as set forth herein.

3.1.2. Zoning District Boundaries

When uncertainty exists as to the boundaries of the zoning districts as shown on the Official Zoning Maps for the City of Greenwood, the following rules shall apply:

- A. Whenever any street, alley, or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of the street, alley, or public way vacated, and all area included in the street, alley, or public way vacated shall be subject to all appropriate regulations of the extended districts.
- B. When a boundary line is located within a street or alley, easement, navigable or non-navigable stream, it shall be deemed to be in the center of the right-of-way of the street, alley, easement, or navigable or non-navigable stream, and if the actual location of such street, alley, easement, or navigable or non-navigable stream, varies slightly from the location as shown on the district map, then the actual location shall control.
- C. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- D. When a district boundary line is shown as being located a specific distance from a street line or other physical feature, this distance shall control

- E. Where the district boundaries, as shown on the Official Zoning Maps approximately coincide with lot lines or governmental lines, the lot lines or governmental lines shall be construed to be the district boundary lines unless otherwise indicated.
- F. In cases where district boundaries as shown on the Zoning District Map do not coincide or approximately coincide with street lines, alley lines, or lot lines, and no dimensions are shown, the location of such district boundary lines shall be determined by the use of the scale appearing on the map.
- G. Where boundaries cannot be determined using the methods listed above, the Zoning Official shall interpret the district boundaries.

3.1.3. Zoning District Matrix

The Zoning District Use Matrix depicts the zoning districts and the land uses allowed in each district.

3.1.3.1 Zoning District Use Matrix Rules

The following rules apply to the table:

- A. Uses Permitted by Right. A “P” indicates that a use is allowed by right in the respective district. Such uses are subject to other applicable regulations of this Zoning Ordinance.
- B. Conditional Uses. A “C” indicates a use that is allowed conditionally in the respective district, provided that it meets the additional listed standards contained in *Articles 2 through 6*. Conditional uses are subject to other applicable regulations of this Zoning Ordinance.
- C. Special Exceptions. An “S” indicates that a use is allowed only if reviewed and approved as a Special Exception, in accordance with the Special Exception Review Procedures of *chapter 12, Article 6 – special Exceptions* and upon compliance with general conditions in the regulations. Special Exception uses are subject to all other applicable regulations of this Zoning Ordinance.
- D. Uses Not Allowed. A blank cell in the Use Table indicates that a use category is not allowed in the respective district.

3.1.3.2 Determination of Use Category. 3.1.3.2 Determination of Use Category

The Zoning Official shall determine the appropriate use category for all land uses, and shall determine the appropriate category for a use not specifically listed in the Zoning District Use Matrix and whether the activities are to be considered principal or accessory uses using the following considerations:

- A. The actual or projected characteristics of the activity in relationship to the characteristics of each use category;

- B. The relative amount of site area or floor space and equipment devoted to the activity;
- C. Relative amounts of sales from each activity;
- D. The customer type for each activity;
- E. The relative number of employees in each activity;
- F. Hours of operation;
- G. Building and site arrangement;
- H. Number and types of vehicles used with the activity;
- I. The relative number of vehicle trips generated by the use;
- J. Signs and how the use advertises itself; and
- K. Whether the activity is likely to be found independent of the other activities of the site.

3.1.3.3 Determination of Principal Use

Principal uses are assigned to the use that most closely describes the nature of the principal use. When the principal uses of a development are different, each principal use is classified separately and is subject to all applicable regulations for that use. Developments with multiple principal uses, such as shopping centers, shall incorporate only those uses allowed in the underlying zoning district.

3.1.3.4 Accessory Uses

Accessory uses are allowed by right in conjunction with a principal use unless otherwise stated in this Zoning Ordinance. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. The side yard setback is hereby established as the side and rear yard setback for all accessory structures. Accessory uses may be located in rear yards only, but may be allowed in the side yard provided they are attached by means of a breezeway. The breezeway must be architecturally similar to the principal structure on the lot. Accessory uses are listed in *Article 2 through 6* of this chapter.

3.1.3.4 Specific Use Category Descriptions

The following uses listed in Table 3-1 and *Articles 2 through 6* require further definition:

Other Light Industrial – A building or part of a building housing a uses primarily engaged in the manufacturing, predominantly from previously prepared materials of finished products or parts including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products or components. Such use shall be enclosed within the building except for parking and loading facilities, and outside storage accessory to the permitted use(s), and shall not in its operation ordinarily result in emission from the building odors, fumes, noise,

particulate matter, vibrations, heat, glare or electrical interference. This use category applies only to those light industrial uses not specifically listed in *Table 3-1, Zoning District Use Chart*.

Other Heavy Industrial – All other industrial activities which are not included within the definition of “Other Light Industrial”. This use category applies only to those heavy industrial uses not specifically listed in *Table 3-1 – Zoning District Use Chart*.

Retail, Extensive – Activities include the wholesale or retail sale or rental of goods or services wherein such goods or services are offered at one location, either in the same building or in a series of buildings, which, in the aggregate, exceed 5,000 square feet in gross floor area. This use category includes superstores and “big box” retail centers. Retail uses that meet this criteria, regardless of whether they fall in another retail use category, shall be classified as Retail, Extensive.

ARTICLE 2. RESIDENTIAL DISTRICT REGULATIONS

Residential zoning districts are designed to primarily accommodate the residential occupancy of dwelling units or group living facilities. Each district is characterized by individual requirements for type of dwelling, density, related uses permitted, minimum lot size, etc. The following zoning districts are included in this chapter:

DISTRICT	DISTRICT NAME
Residential	
R1	Residential – single-family, low-density
R2	Residential – single-family, low-density
R3	Residential – single-family, medium-density
RM3	Residential – medium-density manufactured housing
R4	Residential – medium density
R7	Residential – high-density
RM7	Residential – high density manufactured housing
R10	Residential – high density
R12	Residential – high density
R15	Residential – high density

The provisions of this Article apply to all residential districts. All permitted uses, conditional uses, special exceptions, and accessory uses that apply to all residential zoning districts are included in Section 3.2.1. as follows. Permitted uses, conditional uses, special exceptions and accessory uses that do not apply to all residential districts, but do apply in individual districts, are listed in the applicable district sections contained in this Article.

3.2.1. Regulations Applied to All Residential Districts

The following sections contain all permitted uses, conditional uses, special exceptions, and accessory uses that apply to all residential zoning districts.

3.2.1.1. Uses Permitted in All Residential Districts

Church, Temple, or Synagogue
 Golf Course, Including Clubhouse
 Police, Fire and EMS Station
 Single-Family Detached Dwelling

3.2.1.2. Conditional Uses Allowed in All Residential Districts.

The following uses are permitted in all Residential Districts, provided the following conditions are met:

- A. Baseball/Softball/Soccer Park, Community Center, Community/Neighborhood Recreation, Outdoor Recreation Facility, Private Recreation Area, Public Park and/or Playground – provided any swimming pool, playground, ball field or game court is located no closer than 100 feet from any adjacent property line, including lighting for such uses. All lighting shall be shielded to prevent direct illumination of adjacent residential properties. In addition, no commercial activities shall be permitted in conjunction with recreational uses in residential areas except for charges and fees

for the use of the facilities and other appropriate activities not in conflict with the residential nature of the district, as determined by the Zoning Official.

B. Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by the South Carolina Department of Social Services (DSS/DHEC) and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.
2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. The child/adult day care function shall be clearly incidental and secondary to the residential use of the building, and there shall be no advertising of the child/adult day care function on the site or structure. The use shall not exceed 25% of the total heated floor space of the structure.
4. Child/adult day care duties shall be conducted only by persons residing on the premises.
5. Vehicular entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
6. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
7. An on-site drop-off for clients shall be provided.
8. A minimum of 75 square feet of useable, non-paved outdoor play area per client shall be provided. Outdoor areas must be enclosed with a fence that is at least six (6) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent properties.
9. The child/adult day care operation shall not generate any parking or traffic congestion, and any parking spaces needed or required shall be located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Proposals to mitigate negative traffic impacts may be submitted and reviewed by the BZA as part of the consideration of the application for a conditional use permit.
10. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
11. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
12. The home shall be limited to six (6) children/adults kept.

- C. Communications Tower – a free-standing tower with height not exceeding 100 feet may be permitted as a conditional uses, provided the following documents are submitted upon application for such use:
1. One (1) copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
 2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antenna is to be mounted on an approved existing structure.
 3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records.
 4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
 5. Identification of the owners of all antennae and equipment to be located on the site.
 6. Written authorization from the site owner for the application.
 7. Evidence that a valid FCC license for the proposed activity has been issued
 8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
 9. A written agreement to remove the tower and/or antenna within 30 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
 10. Evidence that applicable conditions in the following section are met.
 11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.
 12. In order to provide a setback, all Communication Towers shall be set back from all property lines, a distance equal to the height of the Communication Tower minus twenty (2) feet, except as modified below:
 - a) A communication tower with a center point closer than 1,000 feet from the nearest property line of any platted subdivision, as defined herein, containing 25 or more lots, shall observe a setback from the nearest property line in the subdivision as set forth below. Communication towers that have a total of 50 dwelling units, as defined herein, within a 1,000 foot

radius from the center point of the communication tower shall observe a setback from the nearest residential structure, but not to include residential structures on the subject property upon which the communication tower is to be constructed, as set forth below:

- 1) For a communication tower, which is less than 200 feet in height from the ground on which it rests, the setback shall be two (2) times the height of the communication tower from the nearest residential structure.
- 2) For a communication tower, which is 200 feet or more in height from the ground on which it rests, the setback shall be three (3) times the height of the communications tower.
- 3) For the purpose of measuring the applicable setback, distance measurements on monopole and guyed communication towers will be made from the center point of the communication tower. Distance measurements on lattice communication towers will be made from the legs of the lattice communication tower.
- 4) The height of the communication tower shall be the distance from the base of the communication tower to the top of the tower structure.

Additionally, the applicant must show that all of the following applicable conditions are met:

1. The proposed communications tower, antenna or accessory structure shall be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
2. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of the applicant.
3. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
4. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
5. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
6. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.

7. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
 8. A permit for a proposed tower site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
 9. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000. in the aggregated which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the city attorney.
 10. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
 11. A tower must be a minimum distance equal to one-half the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25 percent of the tower height, whichever is greater.
- D. Construction/Storage Office – provided a temporary zoning permit may be issued by the Zoning Official for appropriate periods of time (not to exceed 12 month increments) for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure shall be located on the same site as the permitted project and shall be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- E. Family Child/Adult Day Care Home – provided:
1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter or approval from DSS/DHEC shall be required for zoning approval.
 2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
 3. The family child/adult day care function shall be clearly incidental and secondary to the residential use of the building, and there shall be no advertising of the family child/adult day care function on the site or structure. The use shall not exceed 25% of the total heated floor space of the structure.
 4. Family child/adult day care duties shall be conducted only by persons residing on the premises.

5. Vehicular entrances, exists and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
 6. One parking space for each six (6) children/adults cared for in the facility shall be provided.
 7. An on-site drop-off for children/adults shall be provided.
 8. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
 9. The family child/adult day care operation shall not generate any parking or traffic congestion, and any parking spaces needed or required shall be located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Proposals to mitigate negative traffic impacts may be submitted and reviewed by BZA as part of the consideration of the application for a conditional use.
 10. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
 11. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use to ensure compliance with the requirements list above.
 12. The home shall be limited to six (6) children/adults kept.
- F. Group Home, Limited – provided such use meets the requirements of *Chapter 6, Article 8 – Group Homes*.
- G. Library – provided the library facility is located on the same property or a contiguous property as a primary or secondary school, college/university building, commercial/trade school, educational institution, or technical school or college.
- H. Outdoor Religious Events – provided temporary zoning permits for outdoor religious events such as church revivals, outdoor concerts and parking for such events may be issued for periods of not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- I. Primary/Secondary School – provided the following conditions are met:
1. The side yard setback shall be:
 - a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.

- b) Twenty (20) feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Forty feet for buildings 36 feet in height or greater and adjacent to a residential zone.
2. The rear yard setback shall be:
- a) Fifteen (15) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Thirty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
3. Where a proposed building site abuts any Residential Zoning District and is not separated by a street right-of-way, the following screening provisions shall apply:
- a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.
 - b) A minimum of twenty (20) feet of natural or revegetated buffer yard shall be established between the use and the adjacent residential district property line.
- J. Public Utilities, Utility Substation/Station (including water towers) – provided that a landscaped buffer as described in *Chapter 5 – Design and Performance Standards* of not less than 10 feet is provided and suitably maintained along the interior of the property lines that are contiguous to neighboring residential property lines.
- K. Sales/Leasing Offices – provided a temporary use permit may be issued by the Zoning Official for appropriate periods of time (not to exceed 12 month increments) for a nonconforming structure or use incidental to building construction or land development. The structure or use shall be removed upon expiration of the permit. The structure shall be located on the same site as the permitted project and shall be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.

3.2.1.3. Special Exceptions Allowed in All Residential Districts

The following uses are allowed, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. Communications Tower – a tower, pole, or antenna over 100 feet in height may be permitted by special exception granted by the Joint Board of Zoning Appeals after public hearing and finding of fact based upon the following criteria:
 - 1. All application requirements and conditions imposed by Article 2 through 6.
 - 2. All application requirements and conditions imposed by Articles 2 through 6 of this Chapter for conditional uses are met except height limitations and setbacks.
 - 3. If additional tower height is requested, total tower height will not exceed 150% of the maximum height permitted in the district as a conditional use.
 - 4. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
 - 5. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
 - 6. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
 - 7. The Board may grant a variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards imposed for a communications tower or antenna in connection with granting special exception.
- B. Temporary Manufactured Home – Loss of Shelter – when a single family structure is damaged or destroyed by fire or other natural disaster, a permit may be issued for a temporary manufactured home permit to be used as a temporary dwelling while the house is being repaired or rebuilt. The BZA shall consider, at a minimum, the following information:
 - 1. Documentation from the Building Official that the single-family structure is not otherwise habitable due to the extent of damage caused by the fire or other disaster.
 - 2. The nature of the event that damaged or destroyed the structure.
 - 3. Certification that the manufactured home can be served by an approved sanitary water and sewer system subject to the requirements of the Greenwood County Health Department.

4. A site plan showing the location of the proposed manufactured home and all other structures on the property. The manufactured home must be sited on the same lot as the principle structure and must comply with all dimensional requirements of the district and be placed in the rear of the property.

The BZA shall permit hardship manufactured homes as a temporary dwelling and shall meet the conditional use standards as established in *Section 3.2.5.2 – A*. The Board shall instruct the Zoning Official to review the status of the dwelling's occupancy once every six (6) months so as to verify that the occupant of the dwelling is the individual for whom the permit was issued and that it is not being used as a rental dwelling. The temporary permit shall become void 30 days after the hardship has been remedied or after a period of one (1) year from the date of issuance, whichever is less. At that time the unit shall be moved to an appropriately zoned area and the site restored to its original state.

3.2.1.4. Accessory Uses Allowed in All Residential Districts

The following accessory structures and uses may be located in required yards, provided the location meets with all applicable requirements. With the exception of fences or walls, no accessory use shall be located within any required buffer area.

Accessory building or structure – provided the use is commonly associated with residential use, including, but not limited to: detached, private garages; private kennels; disaster shelters and storage sheds. Such building or structure shall meet the side setback standard established for the zoning district; the standard side setback shall be the side and ear setback for accessory structures. All structures shall be placed within the rear of the property. More than one (1) accessory structure may be added to a property provided that such structures shall not exceed 25 feet in height or the height of the primary structure, whichever, is less, and 900 square feet in gross floor area cumulatively.

- A. Boat house, boat dock, or boat lift – provided the structure is no closer then ten (10) feet to the side property line. The City/County Engineer shall approve construction drawings for these structures if located along Lake Greenwood.
- B. Fences or walls – provided the fence or wall is located no closer than 18 inches to a street or road right-of-way and does not impede visibility as outlined in *Chapter 5, Section 5.2.1.4*.
- C. Garage/yard sales and auction – provided that such sales or auctions of secondhand merchandise, which has been used on the premises, are conducted on the property as an accessory use. Such sales may be conducted only four (4) times within a calendar year from the same property and limited to two (2) consecutive days.
- D. Greenhouse, Private – provided the structure is no larger than 700 square feet in total area and does not exceed twelve (12) feet in height.
- E. Off-street parking – provided the use meets the standards as specified in *Chapter 6, Article 1 – Parking and Loading*.

- F. Private tennis courts, outdoor recreation and picnic facilities – provide it is a part of a master-planned community or a subordinate use to and on the same parcel with a residential structure. All provisions for lights, screening and buffering within this ordinance shall be adhered to.
- G. Satellite dishes, ham radio towers, and group supported TV antennas – provided the structure is located in the rear yard, no closer than ten (10) feet from all property lines.
- H. Signs – provided the use meets the standards, as specified in *Chapter 6, Article 3 – Signs*.
- I. Swimming pool, Private – including deck, bath house or cabana, provided the pool is located in the rear or side yard, and the pool meets the setbacks of the district and all lighting is shielded or directed away from adjoining residences.
- J. Wood Decks – provided the deck is not covered.
- K. Other accessory uses appropriate to residential uses, as determined by the Zoning Official.

3.2.1.5 Home Occupation

A home occupation, as defined in this Ordinance, may be deemed an accessory use to a residential use, provided that:

- A. A home occupation permit is obtained from the Zoning Official, and must be renewed if a change in use occurs.
- B. The home occupation is conducted entirely within the principal dwelling unit on the property.
- C. The home occupation is clearly incidental and secondary to the principal use of the building.
- D. Does not necessitate or cause the exterior appearance of any structure to be other than residential and is not disruptive of the residential character of the neighborhood.
- E. No more than 25% of the total floor area or 500 square feet, whichever is less, shall be used for the home occupation.
- F. The home occupation is conducted only by persons residing on the premises (nonresident employees are not permitted).
- G. There is no outdoor storage of any kind related to the home occupation.
- H. The home occupation or related activities does not create any disturbing or offensive noise, vibration, glare, smoke, heat, odor, fumes, dust electrical or communication interference in any radio or television receiver, or unhealthy or unsightly condition.

- I. The home occupation does not generate any parking or traffic congestion, and any parking spaces needed or required are located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Any parking spaces required shall be on-site outside of public or private rights-of-way; on-street parking is prohibited.
- J. No display, rental or sale of wholesale or retail goods or other commodity other than those prepared on the premises shall be allowed on the premises.
- K. There is no advertising of the home occupation on the site or structures, except for one (1) non-illuminated sign no larger than one (1) square foot in area, flush mounted against the principal dwelling unit or attached to the mailbox.
- L. The storage of equipment and materials outside the principal structure is strictly prohibited; the storage of school buses, wrecker trucker, tractor trailers, and other motor vehicles associated with the home occupation is disallowed.
- M. The number of customers allowed on-site at any given time shall be based on one (1) customer per 1,000 square feet of gross floor area in the structure.
- N. Any person convicted in Municipal Court of violating any provision of this section shall be ineligible to receive a new permit or to renew an existing permit for a period of twelve (12) months commencing on the date of the person first received notice of violation.

3.2.2. R1 – Single-Family Residential

The R1 Single-Family Residential Zoning Districts at primarily low-density residential areas in which the principal use of land is for single-family detached dwellings on individual lots and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R1 Zoning District. In addition, the R1 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

3.2.2.1. Additional Uses Permitted in R1

No additional uses are permitted in R1.

3.2.2.2. Additional Conditional Uses Allowed in R1

The following uses are permitted in all R1 Districts, provided the following conditions are met:

- A. Animal/Livestock Keeping – including the keeping of poultry and livestock, provided the lot is a minimum of three (3) acres in size, all structures are located at least 100 feet from a residential use and must meet all applicable state, county, and municipal code of laws. Structures shall not include fences for purposes of setbacks from residential uses.

- B. Cemetery – provided the total area of the lot is five (5) acres or greater, that a crematorium is not included, and burial plots are setback at least 50 feet from the property line.
- C. Riding Stable – provided that each site has a minimum lot area of three (3) acres, riding areas and trails shall be limited to the subject parcel upon which the stable is located, all structures are placed greater than 100 feet from the property line, and must meet all applicable state, county and municipal code of laws. Structures shall not include fences for purposes of setbacks from residential uses.

3.2.2.3. Additional Special Exceptions Allowed in R1

No additional special exceptions area allowed in R1.

3.2.2.4. Additional Accessory Uses Allowed in R1

No additional accessory uses are allowed in R1.

3.2.3. R2 – Single-Family, Low-Density Residential

The R2 Residential Zoning Districts are primarily low-density residential areas in which the principal use of land is for single-family detached dwellings on individual lots, and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R2 Zoning District. In addition, the R2 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

3.2.3.1. Additional Uses Permitted R2

No additional uses are permitted in R2.

3.2.3.2. Additional Conditional Uses Allowed in R2

The following uses are permitted in all R2 Districts, provided the following conditions are met:

- A. Cemetery – provided the total area of the lot is five (5) acres or greater, that a crematorium is not included, and burial plots meets the district setbacks.
- B. Riding Stable – provided that each site has a minimum lot area of three (3) acres, riding areas and trails shall be limited to the subject parcel upon which the stable is located, all structures are placed greater than 100 feet from the property line, and must meet all applicable state, county, and municipal code of laws. Structures shall not include fences for purposes of setbacks from residential uses.

3.2.3.3. Additional Special Exceptions Allowed in R2

No additional special exceptions are allowed in R2.

3.2.3.4. Additional Accessory Uses Allowed in R2

No additional accessory uses are allowed in R2.

3.2.4. R3 – Medium-Density Residential

The R3 Medium-Density Residential Zoning Districts are primarily medium-density residential areas in which the principal use of land is for single-family detached dwellings on individual lots and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R3 Zoning District. In addition, the R3 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts.*

3.2.4.1. Additional Uses Permitted in R3

No additional uses are permitted in R3.

3.2.4.2. Additional Conditional Uses Allowed in R3

No additional conditional uses are allowed in R3.

3.2.4.3. Additional Special Exceptions Allowed in R3

No additional special exceptions are allowed in R3.

3.2.4.4. Additional Accessory Uses Allowed in R3

No additional accessory uses are allowed in R3.

3.2.5 RM3 – Medium-Density Residential and Manufactured Housing

The RM3 Medium-Density Residential and Manufactured Housing Zoning Districts are primarily medium-density residential areas in which the principal use of land is for single-family detached dwellings, and including manufactured homes, on individual lots and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the RM3 Zoning District. In addition, the RM3 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1 – Regulations Applied to All Residential Districts.*

3.2.5.1 Additional Uses Permitted in RM3

No additional uses are permitted in RM3.

3.2.5.2 Additional Conditional Uses Allowed in RM3

The following uses are permitted in all RM3 Zoning Districts, provided the following conditions are met:

- A. Manufactured Home, Residentially Designed – a dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD code, provided the structure meets or exceeds the following criteria within 30 days after the certificate of occupancy is issued:
1. The manufactured home has a minimum width of 22 feet or more (multiple-section).
 2. The manufactured home has a minimum of 900 square feet of enclosed living area.
 3. The pitch of the roof has a minimum nominal 3/12 pitch; and has a type of shingle commonly used in standard residential construction.
 4. The exterior siding consists of vinyl or aluminum lap siding, woo, masonite, or other materials similar to the exterior siding commonly used in standard residential construction.
 5. All towing devices, wheels, axles, and hitches shall be removed.
 6. The manufactured home shall be placed on the lot in such a manner that is compatible with and reasonably similarly in orientation to the site-built housing in adjacent or nearby locations.
 7. The home must be placed upon a foundation consisting of footings and piers which meet the requirement of the *Manufactured Installation Manual*. In the event that the *Manufacturer's Installation Manual* is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation* as promulgated by the South Carolina Manufactured Housing Board. Foundation and anchoring must comply with all applicable requirements of the Building code adopted by the local jurisdiction at the time the manufactured home is placed on-site. At a minimum, the following standards shall apply:
 - a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
 - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch by 16-inch concrete blocks.
 - c) If the manufactured home is placed on a poured concrete footing, the solid 4-inch base shall not be required.
 - d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the mobile homeowners manual

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- require spacing of piers closer, the HUD guidelines of the manual shall be followed.
- e) Perimeter blocking and marriage wall blocking on all manufactured homes shall be done in accordance with the HUD guidelines in the setup manual.
 - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
8. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) feet by three (3) feet in size with 36-inch guardrails.
9. Skirting or a curtain wall, unpierced except for required ventilation and access door must be installed and may consist of brick, masonry, block, stone, or similar materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one (1) square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirements of this subsection shall be complied with on or before final inspection for this unit is made.
10. All manufactured homes must be connected to a water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department. All fresh water lines to the manufactured home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary. All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the International Building Code guidelines. All lines must be properly supported and strapped to prevent sagging and insure drainage. A minimum 3-inch cleanout "T" shall be located on the main line leaving the home and located within 3 feet of the perimeter of the home. The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.
- B. Mobile Home – as defined by this ordinance, provided it was legally permitted and occupied as a residence located within the City of Greenwood on the effective date of this Ordinance. A mobile home not legally permitted and/or occupied as described above shall not be relocated to a new site after the effective date of this Ordinance. In addition, no mobile home shall be moved into the City of Greenwood after the effective date of this Ordinance. Mobile homes shall be subject to the following set-up requirements and must be in place within 30 days after the certificate of occupancy is issued:
- 1. All mobile homes shall be placed on their sites in such a manner that they are compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.

2. The home must be placed upon a foundation consisting of footing and piers which meet the requirements of the Manufacturer's Installation Manual. In the event that the Manufacturer's Installation Manual is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation*, as promulgated by the South Carolina Manufactured Housing Board. Foundation and anchoring must comply with all applicable requirements of the Building Code adopted by the local jurisdiction at the time the mobile home is placed on-site. At a minimum, the following standards shall apply:
 - a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
 - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch concrete block.
 - c) If the mobile home is placed on a poured concrete footing, the solid 4-inch base shall not be required.
 - d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the mobile homeowners manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
 - e) Perimeter blocking and marriage wall blocking on all mobile homes shall be done in accordance with the HUD guidelines in the setup manual.
 - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
3. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) feet by three (3) feet in size with 36-inches guardrails.
4. Skirting or a curtain wall, unpierced except for required ventilation and access door, must be installed and may consist of brick masonry, block, stone, or similarly materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirements shall be one (1) square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mil-per-hour wind zone standard. The requirements of this subsection shall be complied with on or before final inspection for this unit made.
5. All mobile home sites must have individual utility services, including accommodations for on-site water and waste disposal.

- a) All mobile homes must be connected to the water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department.
 - b) All fresh water lines to the mobile home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary.
 - c) All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the Standard Plumbing Code guidelines, or latest applicable code adopted by the jurisdiction.
 - d) All lines must be properly supported and strapped to prevent sagging and insure drainage.
 - e) A minimum three-inch clean-out “T” shall be located on the main line leaving the home and located within three feet of the perimeter of the home.
 - f) The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.
6. All mobile homes shall have a minimum of one (1) anchor on each side of the home per every 15 linear feet. All single-wide homes are required to have a minimum of two (2) overhead straps if the length is less than 60 feet. All single-wide homes in excess of 60 feet must have three (3) overhead straps. Sectional homes may be anchored by frame ties. For single-wide homes, all built-in, over-the-top tiedown straps shall be located within two (2) feet of each end of the home and at intervals in between as recommended by the home manufacturer, placed at stud and rafter locations. Frame ties must always be used with over-the-top ties. Each strap should be attached to the nearest I-beam that runs the length of the mobile home (never the cross member). The strap should be wrapped around the beam and secured with the buckle or other clamping device. Ties made of galvanized steel strapping shall have a minimum breaking strength of 4,750 pounds or galvanized steel cable with a breaking strength of at least 4,800 pounds. Ties shall have a device that permits ties to be tightened.

3.2.5.3 Additional Special Exceptions Allowed in RM3

No additional special exceptions are allowed in RM3.

3.2.5.4 Additional Accessory Uses Allowed in RM3

No additional accessory uses are allowed in RM3.

3.2.6 R4 – Medium-Density Residential

The R4 Medium-Density Residential Zoning Districts are primarily medium-density residential areas in which the principal use of land is for single-family detached dwellings on individual lots

in small lot subdivisions, and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R4 Zoning District. In addition, the R4 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1 – Regulations Applied to All Residential Districts*.

3.2.6.1 Additional Uses Permitted in R4

No additional uses are permitted in R4.

3.2.6.2 Additional Conditional Uses Allowed in R4

No additional conditional uses are allowed in R4.

3.2.6.3 Additional Special Exceptions Allowed in R4

No additional special exceptions are allowed in R4.

3.2.6.4 Additional Accessory Uses Allowed in R4

No additional accessory uses are allowed in R4.

3.2.7. R7 – High-Density Residential

The R7 High-Density Residential Zoning District are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, single-family houses, zero lot line developments, patio homes, duplexes, and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R7 Zoning District. In addition, the R7 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

3.2.7.1. Additional Uses Permitted in R7

Botanical Garden
Duplex

3.2.7.2. Additional Conditional Uses Allowed in R7

The following uses are permitted in all R7 Districts, provided the following conditions are met:

A. Group Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.

2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. No other business enterprise shall be allowed to operate on the same property as the facility.
4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
6. An on-site drop-off for children/adults shall be provided.
7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
10. The home shall be limited to seven (7) to twelve (12) individuals kept.

B. Single Family Attached (3 or more units) – provided:

1. The front of the structure shall not form long, unbroken lines of row housing, but shall be staggered at the front building line.
2. Not more than six (6) contiguous housing units nor fewer than three (3) shall be built in a row.
3. No portion of a housing unit or accessory structure in or related to one group of contiguous housing units shall be closer than twenty (20) feet to any portion of a housing unit or accessory structure related to another group, or to any building outside the development.

3.2.7.3. Additional Special Exceptions Allowed in R7

No additional special exceptions are allowed in R7.

3.2.7.4. Additional Accessory Uses in R7

No additional accessory uses are allowed in R7.

3.2.8. RM7 – High Density Residential and Manufactured Housing

The RM7 High-Density Residential and Manufactured Housing Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, single-family houses, zero lot line developments, patio homes, duplexes, manufactured homes and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, special exceptions, and accessory uses that are unique to the RM7 Zoning District. In addition, the RM7 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

3.2.8.1. Additional Uses Permitted in RM7

Botanical Garden
Duplex

3.2.8.2. Additional Conditional Uses Allowed in RM7

The following uses are permitted in all RM7, provided the following conditions are met:

A. Group Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
2. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. No other business enterprise shall be allowed to operate on the same property as the facility.
4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility is provided.
6. An on-site drop-off for children/adults is provided.
7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult must be provided. Outdoor areas must be enclosed with a fence that is no lower than four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
8. The facility must be operated and housed in a permanent structure, which complies with applicable fire codes.

9. The Zoning Official will conduct an on-site inspection of the facility prior to the granting of the special exception to ensure compliance with the requirements listed above.
 10. The center or home is limited to seven (7) to twelve (12) individuals kept.
- B. Manufactured Home, Residentially Designed – a dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD code, provided the structure meets or exceeds the following criteria and is established within 30 days after issuance of a certificate of occupancy:
1. The manufactured home has a minimum width of 22 feet or more (multiple-section).
 2. The manufactured home has a minimum of 900 square feet of enclosed living area.
 3. The pitch of the roof has a minimum nominal 4/12 pitch; and has a type of shingle commonly used in standard residential construction.
 4. The exterior siding consists of vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction.
 5. All towing devices, wheels, axles, and hitches must be removed.
 6. The manufactured home shall be placed on the lot in such a manner that is compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.
 7. The home must be placed upon a foundation consisting of footings and piers which meet the requirement of the *Manufacturer's Installation Manual*. In the event the *Manufacturer's Installation Manual* is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation*, as promulgated by the South Carolina Manufactured Housing Board. Foundation and anchoring must comply with all applicable requirements of the Building code adopted by the local jurisdiction at the time the manufactured home is placed on-site. At a minimum, the following standards shall apply:
 - a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
 - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch concrete blocks.
 - c) If the mobile home is placed on a poured concrete footing, the solid 4-inch base shall not be required.

- d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the mobile homeowners manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
 - e) Perimeter blocking and marriage wall blocking on all mobile homes shall be done in accordance with the HUD guidelines in the setup manual.
 - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
8. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) feet by three (3) feet in size with 36-inch guardrails.
9. Skirting or a curtain wall, unpierced except for required ventilation and access door must be installed and may consist of brick, masonry, block, stone, or similarly materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirements of this subsection shall be complied with on or before final inspection for this unit is made.
10. All manufactured homes must be connected to a water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department. All fresh water lines to the manufactured home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary. All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the International Building Code guidelines. All lines must be properly supported and strapped to prevent sagging and insure drainage. A minimum 3-inch cleanout "T" shall be located on the main line leaving the home and located within three (3) feet of the perimeter of the home. The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.

C. Manufactured Home Park – provided the following conditions are met:

- 1. A minimum of ten (10) acres shall be required of the development of a manufactured home park (MHP).
- 2. The overall density of the park shall not exceed the density otherwise established for the district. Clustering of manufactured home sites shall be permitted, but the minimum site area for each home shall not be less than 5,000 square feet.

3. A perimeter buffer area of no less than 25 feet in width shall be provided around the side and rear property lines of the park. A minimum 50 feet buffer shall be required along all exterior roadways. All existing trees and natural vegetation shall be preserved within the required buffer area. No buildings, driveways (other than park entrance drives), or parking shall be located in the buffer area. Specific screening standards shall be subject to *Chapter 5, Article 4 – Buffer and Screening*. Variations in the street pattern, block shapes and location of manufactured home sites shall be used to break-up the line of sites.
4. Each manufactured home site shall have direct access to a paved, all-weather surface drive of at least 20 feet in width. Long-term maintenance of the internal drives of the park shall be the responsibility of the park owner(s) unless the system of internal roads are designed to comply with the *Greenwood City/County Land Development Regulations* for dedication and acceptance of roads into their respective maintenance system. The design of the park shall otherwise comply with the requirements of the *City/County Land Development Regulations*.
5. A minimum of 25% of the total park area shall be less than 500 square feet in size. The reserved areas must be usable land not restricted by severe topographic problems, drainage constraints, or other similar limitations. Density bonuses may be obtained by the park developer subject to the terms outlined in *Chapter 5, Article 7 – Incentives for Innovative Development*.
6. All onsite roadway intersections shall be provided with a streetlight, and interior lights shall be provided at no less than 400 foot intervals in the approved manufactured home park.
7. All manufactured homes shall be placed on their sites in such a manner that they are compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.
8. The home must be placed upon a foundation consisting of footings and piers which meet the requirements of the Manufacturer's Installation Manual. In the event that the Manufacturer's Installation Manual is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation*, as promulgated by the South Carolina Manufactured Housing Board. At a minimum, the following standards shall apply and shall be installed within 30 days after issuance of the certificate of occupancy:
 - a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
 - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch by 16-inch concrete blocks.
 - c) If the manufactured home is placed on a poured concrete footing, the solid 4-inch base shall not be required.

- d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the manufactured homeowners manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
 - e) Perimeter blocking and marriage wall blocking on all manufactured homes shall be done in accordance with the HUD guidelines in the setup manual.
 - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
9. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than 3 feet by 3 feet in size with 36-inch guardrails.
10. Skirting or a curtain wall, unpierced except for required ventilation and access door, must be installed and may consist of brick, masonry, vinyl, block, stone, or similar materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one (1) square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirements of this subsection shall be complied with on or before final inspection for this unit is made.
11. All designated manufactured home sites must have individual utility services, including accommodations for on-site water and waste disposal.
- a) An area designated for on-site collection of solid waste shall be noted on the plans for the approved park. An approved solid waste dumpster shall be required and provided with screen on at least three (3) sides by a six (6) foot wooden stockade fence. A concrete pad and apron area shall also be established and maintained to support the dumpster. The solid waste collection area shall be oriented so as to allow convenient and safe access to the area by garbage collection trucks. The area shall be kept clean and clear of refuse and garbage not properly contained inside the collection dumpster.
 - b) All manufactured homes must be connected to the water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department.
 - c) All fresh water lines to the manufactured home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary.
 - d) All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the Standard Building Code guidelines.

- e) All lines must be properly supported and strapped to prevent sagging and insure drainage.
 - f) A minimum three (3) inch cleanout “T” shall be located on the main line leaving the home and located within three (3) feet of the perimeter of the home.
 - g) The electrical system to the home shall be required to meet the standards set forth on the National Electrical Code.
12. Camper trailers, recreational vehicles, or trailers shall not be allowed as dwellings in an approved manufactured home park. Park models as defined by the RVIA are hereby classified as recreational vehicles. No mobile home shall be permitted, except for mobile homes legally permitted and occupied as residences in Greenwood County at the time of the adoption of this ordinance.
13. A minimum of two (2) on-site parking spaces shall be provided for each designated manufactured home site. Any accessory uses shall be provided with the number of parking spaces otherwise required by *Chapter 6, Article 1 – Parking and Loading*.
14. No manufactured home site shall have direct access onto a public street.
15. All manufactured home sites in the approved park shall be a minimum of 30 feet apart and a minimum of 20 feet from the internal road/drive.
16. All manufactured homes shall have a minimum of one (1) anchor on each side of the home per every 15 linear feet. All single-wide homes are required to have a minimum of two (2) overhead straps if the length is less than 60 feet. All single-wide homes in excess of 60 feet must have three (3) overhead straps. Sectional homes may be anchored by frame ties. For single-wide homes, all built-in, over-the-top tiedown straps shall be located within two (2) feet of each end of the home and at intervals in between as recommended by the home manufacturer, placed at stud and rafter locations. Frame ties must always be used with over-the-top ties. Each strap should be attached to the nearest I-beam that runs the length of the manufactured home (never the cross member). The strap should be wrapped around the beam and secured with the buckle or other clamping device. Ties made of galvanized steel strapping shall have a minimum breaking strength of 4,750 pounds or galvanized steel cable with a breaking strength of at least 4,800 pounds. Ties shall have a device that permits ties to be tightened.
- D. Mobile Home – as defined by this ordinance, provided it was legally permitted and occupied as a residence located within the City of Greenwood on the effective date of this Ordinance. A mobile home not legally permitted and/or occupied as described above shall not be relocated to a new site after the effective date of this Ordinance. In addition, no mobile home shall be moved into the City of Greenwood after the effective date of this Ordinance. Mobile homes

shall be subject to the following set-up requirements and established within 30 days after issuance of a certificate of occupancy:

1. All mobile homes shall be placed on their sites in such a manner that they are compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.
2. The home must be placed upon a foundation consisting of footings and piers which meet the requirements of the Manufacturer's Installation Manual. In the event that the Manufacturer's Installation Manual is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation*, as promulgated by the South Carolina Manufactured Housing Board. Foundation and anchoring must comply with all applicable requirements of the Building Code adopted by the local jurisdiction at the time the mobile home is placed on-site. At a minimum, the following standards shall apply:
 - a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
 - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch by 16-inch concrete block.
 - c) If the mobile home is placed on a poured concrete footing, the solid 4-inch base shall not be required.
 - d) The spacing of piers along the I-beam of the home shall not exceed a distance of 8 feet. Should the mobile homeowners manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
 - e) Perimeter blocking and marriage wall blocking on all mobile homes shall be done in accordance with the HUD guidelines in the setup manual.
 - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
3. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) feet by three (3) feet in size with 36-inch guardrails.
4. Skirting or a curtain wall, unpierced except for required ventilation and access door, must be installed and may consist of brick masonry, block, stone, or similar materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirements of this subsection shall be complied with on or before final inspection for this unit is made.

5. All mobile home sites must have individual utility services, including accommodations for on-site water and waste disposal.
 - a) All mobile homes must be connected to the water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department.
 - b) All fresh water lines to the mobile home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary.
 - c) All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the Standard Plumbing Code guidelines, or latest applicable code adopted by the jurisdiction.
 - d) All lines must be properly supported and strapped to prevent sagging and insure drainage.
 - e) A minimum three (3) inch clean-out “T” shall be located on the main line leaving the home and located within three (3) feet of the perimeter of the home.
 - f) The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.
6. All mobile homes shall have a minimum of one (1) anchor on each side of the home per every 15 linear feet. All single-wide homes are required to have a minimum of two (2) overhead straps if the length is less than 60 feet. All single-wide homes in excess of 60 feet must have three (3) overhead straps. Sectional homes may be anchored by frame ties. For single-wide homes, all built-in, over-the-top tiedown straps shall be located within two (2) feet of each end of the home and at intervals in between as recommended by the home manufacturer, placed at stud and rafter locations. Frame ties must always be used with over-the-top ties. Each strap should be attached to the nearest I-beam that runs the length of the mobile home (never the cross member). The strap should be wrapped around the beam and secured with the buckle or other clamping device. Ties made of galvanized steel strapping shall have a minimum breaking strength of 4,750 pounds or galvanized steel cable with a breaking strength of at least 4,800 pounds. Ties shall have a device that permits ties to be tightened.

E. Single Family Attached (3 or more units) – provide:

1. The front of the structure shall not form long, unbroken lines of row housing, but shall be staggered at the front building line.
2. Not more than six (6) contiguous housing units nor fewer than three (3) shall be built in a row.

3. No portion of a housing unit or accessory structure in or related to one (1) group of contiguous housing units shall be closer than 20 feet to any portion of a housing unit or accessory structure related to another group, or to any building outside the development.

3.2.8.3. Additional Special Exceptions Allowed in RM7

No additional special exceptions are allowed in RM7.

3.2.8.4. Additional Accessory Uses Allowed in RM7

Accessory uses and structures customarily incidental to the uses are permitted in RM7, as determined by the Zoning Official. In addition, the following accessory uses are permitted as described below:

- A. Accessory building or structure commonly associated with manufactured home parks, including, but not limited to laundry, community building, management office, and individual storage buildings. Individual storage buildings shall not exceed 400 square feet in size, and must be located in the rear portion only of the designated sit for each manufactured home. These uses shall only be allowed as accessory uses to manufactured home parks.

3.2.9. R10 – High-Density Residential

The R10 High-Density Residential Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, zero lot line developments, patio homes, duplexes, apartments, townhouses and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R10 Zoning District. In addition, the R10 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

3.2.9.1. Additional Uses Permitted in R10

Bed and Breakfast
Botanical Garden
Duplex
Group Home, Extensive (10 or more residents)
Multi-Family Dwellings
Rooming/Boarding House
Single-Family Attached (3 or more units)

3.2.9.2. Additional Conditional Uses Allowed in R10

The following uses are permitted in all R10, provided the following conditions are met:

- A. Assisted Living – provided:

1. A maximum density of ten (10) units per acre if developed as apartments/condominiums.
 2. A maximum density of 1 bed per 1,000 square feet if not self provided.
 3. Such use shall meet the following buffer requirements:
 - a) Twenty feet of natural or revegetated buffer along adjacent residential property lines.
 - b) Thirty feet of natural or revegetated buffer along adjacent commercial property lines.
 - c) Fifty feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines.
- B. Convent or Monastery – provided the structure is located on the same property as a church, temple, or synagogue.
- C. Group Child/Adult Day Care Home – provided:
1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
 2. The facility shall conform to all applicable standards of any ordinance in effect within the City of Greenwood.
 3. No other business enterprise shall be allowed to operate on the same property as the facility.
 4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
 5. One (1) parking space for each employee and one (1a) parking space per six (6) children/adults cared for in the facility shall be provided.
 6. An on-site drop-off for children/adults is provided.
 7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult must be provided. Outdoor areas must be enclosed with a fence that is no lower than four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
 8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.

9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.

10. The home shall be limited to seven (7) to twelve (12) individuals kept.

- D. Sorority/Fraternity House – provided the structure is located within a minimum distance of 1,000 feet of the main campus of a technical school, college or university.

3.2.9.3 Additional Special Exceptions Allowed in R10

No additional special exceptions are allowed in the R10.

3.2.9.4 Additional Accessory Uses Allowed in R10

Accessory uses and structures customarily incidental to the uses are permitted in R10, as determined by the Zoning Official. In addition, the following accessory uses are permitted as described below:

- A. Accessory building or structure including, but not limited to, laundry, community building, management office, pool and other uses commonly associated with multi-family developments.

3.2.10. R12 – High-Density Residential

The R12 High-Density Residential Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, zero lot line developments, patio homes, duplexes, apartments, townhouses and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R12 Zoning District. In addition, the R12 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

3.2.10.1 Additional Uses Permitted in R12

Bed and Breakfast
Botanical Garden
Duplex
Group Home, Extensive (10 or more residents)
Multi-Family Dwellings
Rooming/Boarding House
Single-Family Attached (3 or more units)

3.2.10.2. Additional Conditional Uses Allowed in R12

The following uses are permitted in all R12, provided the following conditions are met:

- A. Assisted Living – provided:
1. A maximum density of twelve (12) units per acre if developed as apartments/condominiums.
 2. A maximum density of 1 bed per 1,000 square feet if not self provided.
 3. Such use shall meet the following buffer requirements:
 - a) Twenty feet of natural or revegetated buffer along adjacent residential property lines.
 - b) Thirty feet of natural or revegetated buffer along adjacent commercial property lines.
 - c) Fifty feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines.
- B. Convent or Monastery – provided the structure is located on the same property as a church, temple, or synagogue.
- C. Group Child/Adult Day – provided:
1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
 2. The facility shall conform to all applicable standards of any ordinance in effect within the City of Greenwood.
 3. No other business enterprise shall be allowed to operate on the same property as the facility.
 4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
 5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
 6. An on-site drop-off for children/adults is provided.
 7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult must be provided. Outdoor areas must be enclosed with a fence that is no lower than four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.

8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
 9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
 10. The home shall be limited to seven (7) to twelve (12) individuals kept.
- D. Sorority/Fraternity House - provided the structure is located within a minimum distance of 1,000 feet of the main campus of a technical school, college or university.

3.2.10.3. Additional Special Exceptions Allowed in R12

No additional special exceptions are allowed in the R12.

3.2.10.4. Additional Accessory Uses Allowed in R12

Accessory uses and structures customarily incidental to the uses are permitted in R12, as determined by the Zoning Official. In addition, the following accessory uses are permitted as described below:

- A. Accessory building or structure including, but not limited to, laundry, community building, management office, pool and other uses commonly associated with multi-family developments.

3.2.11. R15 – High-Density Residential

The R15 High-Density Residential Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, zero lot line developments, patio homes, duplexes, apartments, townhouses and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R15 Zoning District. In addition, the R15 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

3.2.11.1. Additional Uses Permitted in R15

Bed and Breakfast
Botanical Garden
Duplex
Group Home, Extensive (10 or more residents)
Multi-Family Dwellings
Rooming/Boarding House
Single-Family Attached (3 or more units)

3.2.11.2 Additional Conditional Uses Allowed in R15

The following uses are permitted in all R15, provided the following conditions are met:

- A. Assisted Living – provided:
 - 1. A maximum density of fifteen (15) units per acre if developed as apartments/condominiums.
 - 2. A maximum density of 1 bed per 1,000 square feet if not self provided.
 - 3. Such use shall meet the following buffer requirements:
 - a) Twenty feet of natural or revegetated buffer along adjacent residential property lines.
 - b) Thirty feet of natural or revegetated buffer along adjacent commercial property lines.
 - c) Fifty feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines.
- B. Convent or Monastery – provided the structure is located on the same property as a church, temple, or synagogue.
- C. Group Child/Adult Day Care Home – provided:
 - 1. The facility meets the minimum standards set for by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
 - 2. The facility shall conform to all applicable standards of any ordinance in effect within the City of Greenwood.
 - 3. No other business enterprise shall be allowed to operate on the same property as the facility.
 - 4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
 - 5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
 - 6. An on-site drop-off for children/adults is provided.
 - 7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult must be provided. Outdoor areas must be enclosed with a fence that is no lower than four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.

8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
 9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
 10. The home shall be limited to seven (7) to twelve (12) individuals kept.
- D. Sorority/Fraternity House – provided the structure is located within a minimum distance of 1,000 feet of the main campus of a technical school, college or university

3.2.11.3 Additional Special Exceptions Allowed in R15

No additional special exceptions are allowed in the R15.

3.2.11.4 Additional Accessory Uses Allowed in R15

Accessory uses and structures customarily incidental to the uses are permitted in R15, as determined by the Zoning Official. In addition, the following accessory uses are permitted as described below:

- A. Accessory building or structure including, but not limited to, laundry, community building, management office, pool and other uses commonly associated with multi-family developments.

ARTICLE 3. COMMERCIAL DISTRICT REGULATIONS

Commercial Zoning Districts are designed to primarily accommodate sales, retail, office, professional and institutional activities. The following zoning districts are included in the Article:

DISTRICT	DISTRICT NAME
Commercial	
NC	Neighborhood Commercial
OPI	Office, Professional and Institutional
GC	General Commercial
CC	Core Commercial

The provisions of this Article apply to all commercial districts. Permitted uses, conditional uses, special exceptions, and accessory uses that apply to all commercial zoning districts are included in *Section 3.3.1.* as follows. Permitted uses, conditional uses, special exceptions and accessory uses that do not apply to all commercial districts, but do apply in individual districts are listed in the applicable districts contained in this Article.

3.3.1. Regulations Applied to All Commercial Districts

The following sections contained all permitted uses, conditional uses, special exceptions, and accessory uses that apply to all commercial zoning districts.

3.3.1.1. Uses Permitted in All Commercial Districts

- Accountant
- Antique Shop
- Architect/Engineer Office
- Automatic Teller Machine
- Barber/Beauty Shop
- Bed and Breakfast
- Book Store
- Botanical Garden
- Business Office
- Business Services, General
- Cellular Telephone Provider
- Community Center
- Computer Electronic Sales and Service
- Dance Studio or School
- Flower/Gift/Card Shop
- Golf Course, Including Clubhouse
- Government/Public Utility Office
- Interior Decorating Shop
- Internet Service Provider
- Library
- Mail/Fax Services
- Museum/Art Gallery
- Newspaper/Magazine Stand

Optician
Parking Lot, Commercial
Photography Studio
Police, Fire & EMS Station
Post Office
Printing/Copying Business
Public Park and/or Playground
Real Estate Office
Travel Agent
Video Rental

3.3.1.2. Conditional Uses Allowed in All Commercial Districts

The following uses are permitted in all Commercial Districts, provided the following conditions are met:

- A. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.
- B. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project, and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- C. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.
- D. Garage Sales/Auctions – provided auctions or garage sales of second-hand merchandise, which has been used on the premises, may be conducted on a property as a temporary use. Such sales may be conducted only once in a calendar year from the same property.
- E. Outdoor Religious Events – provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- F. Sales/Leasing Offices – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) months increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project. The structure may be a manufactured

or modular dwelling.

3.3.1.3. Special Exceptions Allowed in All Commercial Districts

There are no special exceptions that apply to all commercial districts. Please refer to the individual commercial district to determine whether any special exceptions are allowed.

3.3.1.4. Accessory Uses Allowed in All Commercial Districts

There are no accessory uses that apply to all commercial districts. Please refer to the individual commercial districts to determine whether any accessory uses are allowed.

3.3.2. NC – Neighborhood Commercial

The Neighborhood Commercial Zoning Districts are primarily designed to accommodate the development of small-scale retail stores and professional offices within close proximity to residential communities, along with those appropriate related facilities necessary to such an area. This zoning district encourages development that is pedestrian oriented and blends harmoniously with surrounding housing units. Retail and service establishments, permitted or conditional shall not exceed 2,500 square feet gross floor area on the ground floor.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the NC Zoning District. In addition, the NC Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts..*

3.3.2.1. Additional Uses Permitted in NC

- Bakery/Candy Store (Retail)
- Camera Shop
- Catering Establishment – No On-site Sales
- Church, Temple or Synagogue
- Civic Club/Lodge
- Community/Neighborhood Recreation
- Dry Cleaning/Laundry Establishment
- Funeral Home
- Jewelry Store
- Laundromat
- Locksmith
- Medical Clinic
- Shoe Store
- Tailor/Shoe Repair
- Toy Store

3.3.2.2. Additional Conditional Uses Allowed in NC

The following uses are permitted in all NC zoning districts, provided the following conditions are met:

- A. Animal Grooming – provided no kennel operation or outdoor runs are located on-site.
- B. Art Store – provided the hours of operation are limited to 8:00 a.m. to 6:00 p.m.
- C. Automobile Detailing – provided:
 - 1. The hours of operation are limited to 7:00 a.m. to 9:00 p.m.
 - 2. All lighting is shielded or directed away from adjoining residential properties.
 - 3. Outdoor storage/service areas with more than five (5) vehicles shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
 - 4. There shall be no on-site sales or service of automobiles on the property.
 - 5. All parking shall be provided within designated areas.
- D. Bank – provided the hours of operation are limited to 8:00 a.m. to 6:00 p.m.
- E. Bank, Drive-thru – provided the total number of stalls does not exceed two (2), and screening against adjacent residential properties must be 100% opaque at the time of permitting.
- F. Child/Adult Care Center – provided:
 - 1. A detailed site plan shall be submitted, noting all of the following applicable information.
 - 2. The facility meets the minimum standards set for by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
 - 3. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
 - 4. No other business enterprise shall be allowed to property on the same property as the facility.
 - 5. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.

6. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility is provided.
 7. An on-site drop-off for children/adults is provided.
 8. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult must be provided. Outdoor areas must be enclosed with a fence that is no lower than four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
 9. The facility must be operated and housed in a permanent structure, which complies with applicable fire codes.
 10. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
- G. Communications Tower – a free-standing tower with height not exceeding 180 feet may be permitted as a conditional use, provided the following documents are submitted upon application for such use:
1. One (1) copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
 2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antenna is to be mounted on an approved existing structure.
 3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records, serving any property.
 4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
 5. Identification of the owners of all antennae and equipment to be located on the site.
 6. Written authorization from the site owner for the application.
 7. Evidence that a valid FCC license for the proposed activity has been issued.
 8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.

9. A written agreement to remove the tower and/or antenna within 30 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
10. Evidence that conditions in the following section are met.
11. Additional information required by the Zoning Official for determining that all applicable zoning regulations are met.
12. In order to provide a setback, all communication towers shall be set back from all property lines, as required for the zoning district, except as modified below:
 - a) A communication tower with a center point closer than 1,000 feet from the nearest property line of any platted subdivision, as defined herein, containing 25 or more lots, shall observe a setback from the nearest property line in the subdivision as set forth below. Communication towers that have a total of 50 dwelling units, as defined herein, within a 1,000 foot radius from the center point of the communication tower shall observe a setback from the nearest residential structure, but not to include residential structures on the subject property upon the communication tower is to be constructed, as set forth below.
 - 1) For a communication tower, which is less than 200 feet in height from the ground on which it rests, the setback shall be two (2) times the height of the communication tower from the nearest residential structure.
 - 2) For a communication towers, which is 200 feet or ore in height from the ground on which it rests, the setback shall be three (3) times the height of the communication tower.
 - 3) For the purpose of measuring the applicable setback, distance measurements on monopole and guyed communication towers will be made from the center point of the communication tower. Distance measurements on lattice communication towers will be made from the legs of the lattice communication tower.
 - 4) The height of the communication tower shall be the distance from the base of the communication tower to the top of the tower structure.

Additionally, the applicant must show that all of the following applicable conditions are met:

1. The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.

2. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of applicant.
 3. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
 4. Prior to consideration of a permit for location on private property which must be acquired, the applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
 5. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
 6. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
 7. A communications tower must not be painted on illuminated unless otherwise provided by state or federal regulations.
 8. A permit for a proposed tower site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
 9. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the city attorney.
 10. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
 11. A tower must be a minimum distance equal to one-half the height of the tower from property designed historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25% of the tower height, whichever is greater.
- H. Convenience Store – Gasoline Sales – provided the lot size does not exceed one (1) acre in total area and the hours of operation are limited to 7:00 a.m. to 11:00 p.m.

- I. Financial Institution – provided the hours of operation are limited to 8:00 a.m. to 6:00 p.m.
- J. Gas Station, Self Service – provided the lot size does not exceed one (1) acre in total area and the hours of operation are limited to 7:00 a.m. to 11:00 p.m.
- K. Grocery Store/supermarket – provided the hours of operation are limited to 7:00 a.m. to 11:00 p.m.
- L. Hardware/Paint/Fixture Store – provided no outdoor storage is allowed.
- M. Pharmacy/Drug Store – provided the hours of operation are limited to 8:00 a.m. to 9:00 p.m.
- N. Restaurant, No Drive-thru – provided the lot size does not exceed one (1) acre of total area.
- O. Therapeutic Massage – provided the hours of operation are limited to 8:00 a.m. to 6:00 p.m.
- P. Veterinary Clinic/Office – provided the use does not include on-site animal kennels external to the primary structure and the boarding of animals is allowed on-site for medical treatment only.

3.3.2.3. Additional Special Exceptions Allowed in NC

- A. Communications Tower – a tower, pole, or antenna over 180 feet in height may be permitted by special exception granted by the Joint Board of Zoning Appeals after public hearing and findings of fact based upon the following criteria:
 - 1. All application requirements and conditions imposed by Articles 2 through 6.
 - 2. All application requirements and conditions imposed by Articles 2 through 6 of this Chapter for conditional uses are met except height limitations and setbacks.
 - 3. If additional tower height is requested, total tower height shall not exceed 150% of the maximum height permitted in the district as a conditional use.
 - 4. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
 - 5. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
 - 6. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
 - 7. The Board may grant variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards imposed for a communications tower or antenna in connection with granting a special exception.

3.3.2.4. Additional Accessory Uses Allowed in NC

There are no additional accessory uses allowed in the NC district.

3.3.3. OPI – Office, Professional and Institutional

The Office, Professional and Institutional Zoning Districts are primarily designed to accommodate the development of professional offices, research parks, and corporate headquarter facilities, both individually and within a campus setting. Retail and service establishments, permitted or conditional, shall not exceed 2,500 square feet gross floor area on the ground floor.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the OPI Zoning District. In addition, the OPI Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts*.

3.3.3.1. Additional Uses Permitted in OPI

- Administrative Offices
- Art Store
- Auditorium/Arena
- Bank
- Beauty/Barber School
- Biotechnological Center
- Brokerage House
- Church, Temple or Synagogue
- Community/Neighborhood Recreation
- Corporate Headquarters
- Employment Agency
- Financial Institution
- Group Home, Extensive
- Hospitals/Sanatoriums
- Laboratory/Research Facility]
- Law Office
- Medical/Dentist/Doctor Office
- Music Studio
- Other Government Services
- Other Offices
- Other Service Organizations
- Outpatient Hospital
- Parking Garage
- Pharmacy/Drug Store
- Private Recreation Area
- Public Assembly Hall
- Restaurant, No Drive-thru
- Theater, Outdoor
- Therapeutic Massage
- Tourist Welcome Center

3.3.3.2. Additional Conditional Uses Allowed in OPI

The following uses are permitted in all OPI zoning districts, provided the following conditions are met:

A. Assisted Living – provided:

1. A maximum density of ten (10) units per acre if developed as apartments/condominiums.
2. A maximum density of on (1) bed per 1,000 square feet if not self provided.
3. Such use shall meet the following buffer requirements:
 - a) Twenty feet of natural or revegetated buffer along adjacent residential property lines.
 - b) Thirty feet of natural or revegetated buffer along adjacent commercial property lines.
 - c) Fifty feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines.

B. Bank, Drive-thru – provided the total number of stalls does not exceed two (2), and screening against adjacent residential properties must be 100% opaque at time of permitting.C. Child/Adult Care Center – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provided higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.
2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. No other business enterprise shall be allowed to operate on the same property as the facility.
4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One parking space for each employee and one parking space per six (6) children/children/adults cared for in the facility shall be provided.
6. An on-site drop-off for children/children/adults shall be provided.
7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas shall be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.

8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.

D. College/University Building – provided:

1. The side yard setback shall be:
 - a) Ten feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Twenty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to residential zone.
 - d) Forty feet for buildings 36 feet in height or greater and adjacent to residential zone.
2. The rear yard setback shall be:
 - a) Fifteen feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Thirty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under thirty-six (36) feet in height and adjacent to a residential zone.
 - d) Increased by one (1) foot for every two (2) feet of building height above thirty-six (36) feet when adjacent to a residential zone.
3. Where a proposed building site abuts any Residential Zoning District and is not separated by a street right-of-way, the following screening provisions shall apply:
 - a) A solid fence or wall at least six (6) feet in height shall be placed long the property line.
 - b) A minimum of 20 feet of natural or revegetated buffer yard shall be established between the use and the adjacent residential district property line.

E. Communications Tower – a free-standing tower with height not exceeding 180 feet may be permitted as a conditional use, provided the following documents are submitted upon application for such use:

1. One (1) copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antenna is to be mounted on an approved existing structure.
3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflect in public records, serving any property.
4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
5. Identification of the owners of al antennae and equipment to be located on the site.
6. Written authorization from the site owner for the application.
7. Evidence that a valid FCC license for the proposed activity has been issued.
8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
9. A written agreement to remove the tower and/or antenna within 180 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
10. Evidence that applicable conditions in the following section are met.
11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.
12. In order to provide a setback, all communication towers shall be set back from all property lines, as required for the zoning district, except as modified below:
 - a) A communication tower with a center point closer than 1,000 feet from the nearest property line of any platted subdivision, as defined herein, containing 25 or more lots, shall observe a setback from the nearest property line in the subdivision as set forth below. Communication towers that have a total of 50 dwelling units, as defined herein, with a 1,000 foot radius from the center point of the communication tower shall observe a setback from the nearest residential structure, but not to

include residential structures on the subject property upon the communication tower is to be constructed, as set forth below:

- 1) For a communication tower, which is less than 200 feet in height from the ground on which it rests, the setback shall be two (2) times the height of the communication tower from the nearest residential structure.
- 2) For a communication tower, which is 200 feet or more in height from the ground on which it rests, the setback shall be three (3) times the height of the communication tower.
- 3) For the purpose of measuring the applicable setback, distance measurements on monopole and guyed communication towers will be made from the center point of the communication tower. Distance measurements on lattice communication towers will be made from the legs of the lattice communication tower.
- 4) The height of the communication tower shall be the distance from the base of the communication tower to the top of the tower structure.

Additionally, the applicant must show that all of the following applicable conditions are met:

1. The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
2. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of applicant.
3. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
4. Prior to consideration of a permit for location on private property which must be acquired, the application must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
5. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicants present and future requirements.
6. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.

7. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
8. A permit for a proposed tower site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
9. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or finance ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the attorney for the affected jurisdiction.
10. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulation except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
11. A tower must be a minimum distance equal to one-half the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25% of the tower height, whichever is greater.

F. Commercial/Trade School – provided:

1. The side yard setback shall be:
 - a) Ten feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Twenty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Forty feet for buildings 36 feet in height or greater and adjacent to a residential zone.
2. The rear yard setback shall be:
 - a) Fifteen feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Thirty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

3. Where a proposed building site abuts any Residential Zoning District and is not separated by a street right-of-way, the following screening provisions shall apply:
 - a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.
 - b) A minimum of 20 feet of natural or revegetated buffer yard shall be established between the use and the adjacent residential district property line.
- G. Concerts and Stage Shows – provided zoning permits for temporary public assembly use and events of public interest such as outdoor concerts and stage shows and parking for such events, are issued for periods of no more than five (5) consecutive days. No more than five (5) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- H. Dormitory – provided:
 1. The site is located on property owned by a college or university or contiguous to such use.
 2. The maximum density does not exceed ten (10) units per acre.
 3. The side yard setback shall be:
 - a) Ten feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Twenty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Forty feet buildings 36 feet in height or greater and adjacent to a residential zone.
 4. The rear yard setback shall be:
 - a) Fifteen feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Thirty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Increased by one (1) foot for every two(2) feet of building height above 36 feet when adjacent to a residential zone.

5. Where a proposed building site abuts any Residential Zoning District and is not separated by a street right-of-way, the following screening provisions shall apply:
 - a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.
 - b) A minimum of 20 feet of natural or revegetated buffer yard shall be established between the use and the adjacent residential district property line.

I. Educational Institution and Primary/Secondary School – provided:

1. The side yard setback shall be:
 - a) Ten feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Twenty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for building under 36 feet in height and adjacent to a residential zone.
 - d) Forty feet for buildings 36 feet in height in height or greater and adjacent to a residential zone.
2. The rear yard setback shall be:
 - a) Fifteen feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Thirty feet for buildings 36 feet in height or greater and adjacent to non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
3. Where a proposed building site abuts any Residential Zoning District and is not separated by a street right-of-way, the following screening provisions shall apply:
 - a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.
 - b) A minimum of 20 feet of natural or revegetated buffer yard shall be established between the use and the adjacent residential district property line.

- J. Nursing/Convalescent Home – provided:
1. Such uses must meet the minimum standards set forth for such facilities by DSS and other federal, state and local departments which exercise jurisdiction over such facilities.
 2. Such use shall be housed in a permanent structure.
 3. Such uses shall have a minimum lot area of one (1) acre and meet the net density requirements set forth below:
 4. Such use shall meet the following buffer requirements:
 - a) Twenty feet of natural or revegetated buffer along adjacent residential property lines.
 - b) Thirty feet of natural or revegetated buffer along adjacent commercial property lines.
 - c) Fifty feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines
 5. Such uses shall be required to maintain a minimum outside recreational area of 75 square feet per bed. Group care facilities may be required to place a fence around the recreation areas when the planning staff determines that there is a safety concern.
- K. Outpatient Treatment Facility – provided the following conditions are met: An outpatient facility treating substance abuse shall not be located closer than 1,000 feet (measured from the property line) from any house of worship, day care center, public or private elementary or secondary school, public park, public library, or any residential zoning district.
- L. Sorority/Fraternity House – provided the structure is located within a minimum distance of 1,000 feet of the main campus of a technical school, college or university.
1. The maximum density does not exceed then (10) units per acre.
 2. The side yard setback shall be:
 - a) Ten feet buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Twenty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.

- d) Forty feet for buildings 36 feet in height and adjacent to a residential zone.
- 3. The rear yard setback shall be:
 - a) Fifteen feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Thirty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Increase by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
- 4. Where a proposed building site abuts any Residential Zoning District and is a not separated by a street right-of-way, the following screening provisions shall apply:
 - a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.
 - b) A minimum of 20 feet of natural or revegetated buffer yard shall be established between the use and the adjacent residential district property line.

M. Technical College/School – provided:

- 1. The side yard setback shall be:
 - a) Ten feet for buildings under 36 feet in height and adjacent to a non-residential zone.
 - b) Twenty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Forty feet for buildings 36 feet in height or greater and adjacent to a residential zone.
- 2. The rear yard setback shall be:
 - a) Fifteen feet for buildings under 36 feet in height and adjacent to a non-residential zone.

- b) Thirty feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under 36 feet in height and adjacent to a residential zone.
 - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
3. Where a proposed building site abuts any Residential Zoning District and is not separated by a street right-of-way, the following screening provisions shall apply:
- N. Veterinary Clinic/Office – provided the use does not include on-site animal kennels external to the primary structure and the boarding of animals is allowed on-site for medical treatment only.

3.3.3.3. Additional Special Exceptions Allowed in OPI

The following uses are allowed in OPI zoning districts, if they are permitted by special exception by the Joint Board of Zoning Appeal (BZA) using the criteria listed:

- A. Communications Tower – a tower, pole or antenna over 180 feet in height may be permitted by special exception granted by the Joint Board of Zoning Appeals after public hearing and findings of fact based upon the following criteria:
- 1. All application requirements and conditions imposed by Article 2 through 6 of this Chapter for conditional uses are met except height limitations and setbacks.
 - 2. If additional tower height is requested, tower height will not exceed 150% of the maximum height permitted in the district as a conditional use.
 - 3. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
 - 4. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
 - 5. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
 - 6. The Board may grant a variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards

imposed for a communications tower or antenna in connection with granting a special exception.

3.3.3.4. Additional Accessory Uses Allowed in OPI

There are no additional accessory uses allowed in the OPI district.

3.3.4. GC – General Commercial

The General Commercial Zoning Districts are primarily designed to accommodate the development of broad range of commercial uses that are typically geared toward automobile accessibility, along with those appropriate related facilities necessary to such an area.

The following sections listed permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the GC Zoning District. In addition, the GC Zoning District also allows all *Regulations Applied to All Commercial Districts*.

3.3.4.1. Additional Uses Permitted in GC

- ABC Package Store
- Administrative Offices
- Appliance Service
- Art Store
- Athletic Field, Indoor
- Auditorium/Arena
- Automobile Detailing
- Automotive Parts
- Automobile Rental
- Automobile/Truck/Motorcycle/Boat Sales
- Bait Shop
- Bakery/Candy Store (Retail)
- Bank
- Bank, Drive-thru
- Bar/Lounge/Nightclub
- Baseball/Softball/Soccer Park
- Basketball Court, Outdoor
- Batting Cages – Commercial
- Bicycle Sales and Service
- Bingo Parlor
- Body Shop
- Bowling Alley
- Brokerage House
- Building/Plumbing Supplies
- Bus Terminal
- Business Machine Sales/Service
- Camera shop
- Car Wash, Full Service
- Car Wash, Self Service
- Carpet/Wallpaper/Window Treatment Sales

Cartage, Express & Parcel Delivery
Catering Establishment – No On-Site Sales
Church, Temple or Synagogue
Civic Club/Lodge
Clothing/Apparel Store
Convenience Store – Gasoline Sales
Corporate Headquarters
Crematorium
Daily Product Sales
Dancing/Staged Entertainment
Department Store
Driving Range
Dry Cleaning/Laundry Establishment
Employment Agency
Farm Equipment Sales and Service
Feed and Seed Store
Financial Institution
Funeral Home
Furniture/Appliance Retail Store
Gas Station, Self Service
General Merchandise
Golf Course, Par 3
Greenhouse/Nursery – Commercial
Grocery Store/Supermarket
Gun Sales and Service
Gymnasium
Hardware/Paint/Fixture Store
Health Club
HVAC Service
Indoor Athletic Field
Indoor Racquet/Tennis Facility
Laundromat
Law Office
Locksmith
Medical Clinic
Medical/Dentist/Doctor Office
Military Armory
Movie Theater
Music Studio
Newspaper/Publishing Business
Office Building
Oil Change Service
Other Government Services
Other Offices
Other Personal Services
Other Retail
Parking Garage
Pawn Shop
Pest/Insect Control Business
Pet Shop/Pet Supplies

Pharmacy/Drug Store
Pool/Billiard/Video Game Room
Public Assembly Hall
Radio/Television Station
Radio/Television Station mast
Radio/Television Studio
Racquet/Tennis Facility
Sewing Machine/Vacuum Cleaner Repair/Sales
Rescue Mission
Restaurant, No Drive-thru
Restaurant, Drive-thru
Rental Center
Retail, Extensive
Shoe Store
Shopping Center
Skating Rink
Sporting Goods
Stadium
Swimming Pool, Public Indoor
Swimming Pool, Public Outdoor
Taxi Business
Tailor/Shoe Repair
Tennis Club
Theater, Indoor
Theater, Outdoor
Therapeutic Massage
Tire Recapping
Tourist Welcome Center
Toy Store

3.3.4.2. Additional Conditional Uses Allowed in GC

The following uses are permitted in all GC zoning districts, provided the following conditions are met:

- A. Amusement Center and Amusement Park – provided:
 - 1. All outdoor amusement rides are grouped towards the center of the property.
 - 2. The property is limited to five (5) acres maximum in size.
 - 3. No blinking or neon lighting is allowed within the development.
 - 4. For the purpose of this section, go cart amusement rides are hereby defined as racetracks and are prohibited in this zone.
- B. Animal Grooming – provided no kennel operation or outdoor runs are located on-site.
- C. Animal Shelter – provided all outdoor runs are at least 100 feet from a residential property line.

- D. Automobile/Truck/Motorcycle Repair/Service – provided:
1. All lighting is shielded or directed away from adjoining residential properties.
 2. Outdoor storage/service areas with more than five vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
- E. Carnivals, Fairs and Other Major Public Gatherings – provide zoning permits for temporary public assembly use and events of public interest such as carnivals, fairs and other major public gatherings and parking for such events, are issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- F. Cemetery – provided the total area of the lot is 5 acres or greater.
- G. Cemetery, Pet – provided the total area of the lot is 5 acres or greater.
- H. Child/Adult Care Center – provided:
1. A detailed site plan shall be submitted, noting all of the following applicable information.
 2. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.
 3. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
 4. No other business enterprise shall be allowed to operate on the same property as the facility.
 5. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
 6. One parking space for each employee and one parking space per six (6) children/adults cared for in the facility shall be provided.
 7. An on-site drop-off for children/adults shall be provided.
 8. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adults shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.

9. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
10. the Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
- I. Communications Tower – a free-standing tower with height not exceeding 180 feet may be permitted as a conditional use, provided the following documents are submitted upon application for such use:
 1. One copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
 2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscaping plan, and existing land uses on adjacent property; [site plan not required if antenna is to be mounted on an approved existing structure].
 3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records, serving any property within the city.
 4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
 5. Identification of the owners of all antennae and equipment to be located on the site.
 6. Written authorization from the site owner for the application.
 7. Evidence that a valid FCC license for the proposed activity has been issued.
 8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
 9. A written agreement to remove the tower and/or antenna within 180 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the towers owner to remove the tower along with all appendages.
 10. Evidence that applicable conditions in the following section are met.
 11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.

Additionally, the applicant must show that all of the following applicable conditions are met:

1. The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
2. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of applicant.
3. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
4. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
5. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
6. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
7. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
8. A permit for a proposed tower site within one (1) mile of an existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that collocation agreement could not be obtained.
9. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the city attorney.
10. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
11. A tower must be a minimum distance equal to one-half the height of the tower from property designated historic or architecturally significant, and must be

set back from all lot lines distances equal to the district setback requirements or 25% of the tower height, whichever is greater.

- J. Concerts and Stage Shows – provided zoning permits for temporary public assembly use and events of public interest such as outdoor concerts and stage shows and parking for such events, are issued for periods of no more than excess 5 consecutive days. No more than 6 such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- K. Contractor, General and Contractor, Shop/Yard – provided all storage areas are 100% opaquely screened from view from any property line on which the use is located. This will affect licensed operable vehicles.
- L. Fabricating/Assembling – provided the use is entirely contained within a structure and any outdoor storage is screened from view at all property lines and road rights-of-way.
- M. Flea Market – provided:
 - 1. All sales shall occur within a permanent structure
 - 2. The total area of the lot is 5 acres or greater
 - 3. The minimum setback requirement is 100 feet from all property lines
 - 4. All parking spaces are clearly delineated.
- N. Gas Station, Full Service – provided:
 - 1. All lighting is shielded or directed away from adjoining residential properties.
 - 2. Outdoor storage/service areas with more than five vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
- O. Hotel/Motel – provided:
 - 1. The minimum lot area is limited to 25,000 square feet or 1,000 feet per accommodation for one or two story structures and 700 square feet per accommodation for 3 or more story structures, whichever is greater.
 - 2. The maximum building height does not exceed 100 feet or provided that parking standards and other regulatory requirements are met.
 - 3. All outdoor pools shall not be located facing the rear property line.
- P. Kennel Operations/Care – provided the use is located 100 feet from a residential use.
- Q. Mausoleum – provided a cemetery is located on the same property.
- R. Mechanical/Repair Shop – provided:

1. All lighting is shielded or directed away from adjoining residential properties.
2. Outdoor storage/service areas with more than five vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.

S. Mini-Warehouse Storage – provided:

1. All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.
2. Where projects abut lots with residential land uses, buffering and screening standards shall apply in accordance with *Chapter 5 – Design and Performance Standards*.
3. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.
4. To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.
5. One accessory manager's office/apartment shall be permitted.
6. Fencing or walls shall be required around the open perimeter of the project. Said fence or wall shall be a minimum of six (6) feet in height.
7. Off-street parking shall be required as follows: (a) one space for each 10 storage cubicles; (b) two (2) spaces for each manager's quarters; and (c) one (1) space for every 50 storage cubicles to be located at the project office for the use of prospective clients.
8. On-site driveway widths shall be required as follows: (a) all one-way driveways shall provide for one (1) 10-foot parking lane and one (1) 15-foot travel lane; (b) traffic direction and parking shall be designated by signing or painting; (c) all two-way driveways shall provide for one (1) 10-foot parking lane and two (2) 12-foot travel lanes; (d) the parking lanes may be eliminated when the driveway does not serve storage cubicles; and (e) all driveways must be paved.
9. Retail or wholesale uses and storage of hazardous materials shall be prohibited in mini-warehouses and notice of prohibition shall be given to customers by a conspicuous sign posted at the entrance of the property or by provisions in the lease agreement or both.
10. The minimum lot size shall be one acre, and shall not exceed two (2) acres.
11. The property must conform with the design standards as set forth in *Chapter 5 – Design and Performance Standards*.

- T. Miniature Golf Course – provided all lighting is shielded or directed away from adjoining residential properties and a 100% opaque screen is placed along the property line adjacent to a residentially zoned property.
- U. Mulch Sales/Landscaping Products – provided:
1. Adequate display space is provided that does not harbor pests.
 2. Adequate loading space is provided for commercial and residential vehicles.
 3. An on-site enclosed office building is provided.
 4. All outdoor storage, except for live plane materials, must meet the setbacks of the zoning district and screen from all property lines.
- V. Nursing/Convalescent Home – provided:
1. Such uses must meet the minimum standards set forth for such facilities by DSS and other federal, state and local departments which exercise jurisdiction over such facilities.
 2. Such use shall be housed in a permanent structure.
 3. Such uses shall have a minimum lot area of one (1) acre and meet the net density requirements set forth below:
 4. Such use shall meet the following buffer requirements:
 - a) Twenty feet of natural or revegetated buffer along adjacent residential property lines.
 - b) Thirty feet of natural or revegetated buffer along adjacent commercial property lines.
 - c) Fifty feet of natural or revegetated buffer along adjacent industrial property lines or a minimum 6 foot high privacy fence along all such adjacent property lines.
 5. Such uses shall be required to maintain a minimum outside recreational area of seventy-five square feet per bed. Group care facilities may be required to place a fence around the recreation areas when the planning staff determines that there is a safety concern.
- W. Outdoor Retail Sales, Temporary Non-Seasonal – provided temporary outdoor sales of merchandise are permitted as a temporary, accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed 5 days, and no more than 4 such permits may be issued per lot, per calendar year.
- X. Outdoor Retail Sales, Temporary Seasonal – provided the sale of Christmas trees and wreaths, fireworks, turkey shoots, and pumpkin sales are authorized

where permitted as a temporary use and shall not exceed a total time period of 60 days during a one-year period. This time period shall commence from the first date that such uses, individually or collectively, are approved or established, whichever is first.

- Y. Outpatient Treatment Facility – provided the following conditions are met: An outpatient facility treating substance abuse shall not be located closer than 1,000 feet (measured from the property line) from any house of worship, day care center, public or private elementary or secondary school, public park, public library, or any residential zoning district.
- Z. Sexually Oriented Business – proved the use meets the conditions as established in Chapter 6, Article 6.
- AA. Veterinary Clinic/Office – provided the use does not include on-site animal kennels external of the primary structure and boarding of animals is allowed indoors on-site. Any outdoor runs shall be lest 100 feet from a residentially zoned property.

3.3.4.3 Additional Special Exceptions Allowed in GC

The following uses are allowed in GC zoning districts, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. Communication Tower – a tower, pole, or antenna over 180 feet in height may be permitted by special exception granted by the Joint Board of Zoning Appeals after public hearing and findings of fact based upon the following criteria:
 - 1. All application requirements and conditions imposed by Articles 2 through 6
 - 2. All application requirements and conditions imposed by Article 2 through 6 of this Chapter for conditional uses are met except height limitations and setbacks.
 - 3. If additional tower height is requested, total tower height will not exceed 150% of the maximum height permitted in the district as a conditional use.
 - 4. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
 - 5. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety and to protect adjacent property.
 - 6. The Telecommunications Act of 1996 requires that denial of a permit be supported by substantial evidence.
 - 7. The Board may grant a variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards

imposed for a communications tower or antenna in connection with granting a special exception.

3.3.4.4. Additional Accessory Uses Allowed in GC

There are no additional accessory uses allowed in the GC district.

3.3.5. CC – Core Commercial

The Core Commercial Zoning Districts are primarily designed to accommodate the development of height density commercial uses that are typically found within central business districts, along with those appropriate related facilities necessary to such an area. Retail stores, professional offices, restaurants and governmental offices are allowed as permitted uses, and in existing structures are exempted from the parking standards contained in section 6.1. Residential uses shall be allowed as a conditional use in existing, upper story buildings, and shall be exempted from the parking standards contained in section 6.1.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the CC Zoning District. In addition, the CC Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts.*

3.3.5.1. Additional Uses Permitted in CC

- Administrative Offices
- Appliance Service
- Art Store
- Auditorium/Arena
- Bakery/Candy Store (Retail)
- Bank
- Bank, Drive-thru
- Bar/Lounge/Nightclub
- Bicycle Sales and Service
- Bus Terminal
- Business Machine Sales and Service
- Camera Shop
- Carpet/Wallpaper/Window Treatment Sales
- Catering Establishment – No On-site Sales
- Civic Club/Lodge
- Clothing/Apparel Store
- Community/Neighborhood Recreation
- Corporate Headquarters
- Cultural Arts Center
- Dancing/Staged Entertainment
- Department Store
- Dry Cleaning/Laundry Establishment
- Employment Agency
- Financial Institution
- Funeral Home
- Furniture/Appliance Retail Store
- General Business Services
- General Merchandise

Hardware/Paint/Fixture Store
Jewelry Store
Laundromat
Law Office
Locksmith
Medical Clinic
Medical/Dentist/Doctor Office
Movie Theater
Music Studio
Newspaper/Publishing Business
Office Building
Other Government Services
Other Offices
Parking Garage
Pawn Shop
Pet Shop/Pet Supplies
Pharmacy/Drug Store
Pool/Billiard/Video Game Room
Public Assembly Hall
Radio/Television Studio
Railroad Terminal
Rescue Mission
Restaurant, No Drive-thru
Sewing Machine/Vacuum Cleaner Repair/Sales
Shoe Store
Sporting Goods
Taxi Business
Tailor/Shoe Repair
Theater, Indoor
Theater, Outdoor
Therapeutic Massage
Tourist Welcome Center
Toy Store

3.3.5.2. Additional Conditional Uses Allowed in CC

The following uses are permitted in all CC zoning districts, provided the following conditions are met:

- A. Carnivals, Fairs and Other Major Public Gatherings – provided zoning permits for temporary public assembly use and events of public interest such as carnivals, fairs and other major public gatherings and parking for such events, are issued for periods of no more than 10 consecutive days. No more than five (5) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- B. Concerts and Stage Shows – provided zoning permits for temporary public assembly use and events of public interest such as outdoor concerts and stage shows and parking for such events, are issued for periods of no more than 5 consecutive days. No more than 6 be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- C. Hotel/Motel – provided:
 - 1. The minimum lot area is limited to 25,000 square feet or 1,000 feet per accommodation for one or two story structures and 700 square feet per accommodation for 3 or more story structures, whichever is greater.

2. The maximum building height does not exceed 100 feet or provided that parking standards and other regulatory requirements are met.
 3. All outdoor pools shall not be located facing the rear property line.
 4. All applicable parking standards must be met.
- D. Multi Family Dwellings – provided the units are located in the second story above street level or higher of multiple-story buildings.
- E. Church, Temple or Synagogue – provided that the use is established in a detached structure and parking for the use is provided on the same parcel as the structure or on an adjoining parcel.

3.3.5.3. Special Exceptions Allowed in CC

There are no additional special exceptions allowed in the CC district.

3.3.5.4. Accessory Uses Allowed in CC

There are no additional accessory uses allowed in the CC district.

ARTICLE 4. INDUSTRIAL DISTRICT REGULATIONS

Industrial Zoning Districts are primarily designed to accommodate manufacturing, industrial, wholesale, warehousing, and distribution uses and facilities. The following zoning districts are included in this Article:

DISTRICT	DISTRICT NAME
Industrial	
LIW	Light Industrial/Warehousing Commercial
HI	Heavy Industrial

The provisions of this Article apply to all industrial districts. Permitted uses, conditional uses, special exceptions, and accessory uses that apply to all industrial zoning districts are included in Section 3.4.1. as follows. Permitted uses, conditional uses, special exceptions and accessory uses that do not apply to all industrial districts, but do apply in individual districts will be listed in the applicable district sections contained in this Article.

3.4.1. Regulations Applied to All Industrial Districts

The following sections contain all permitted uses, conditional uses, special exceptions, and accessory uses that apply to all industrial zoning districts.

3.4.1.1. Uses Permitted in All Industrial Districts

Airport Facility
 Airport Terminal
 Biotechnological Center
 Corporate Headquarters
 Government/Public Utility Office
 Heliport
 Helistop

Laboratory/Research Facility
Office Building
Police, Fire & EMS Station
Private Air Strip
Public Park and/or Playground
Public Utility
Restaurant, No Drive-thru
Sanitary Landfill
Utility Substation/Station

3.4.1.2. Conditional Uses Allowed in All Industrial Districts

The following uses are permitted in all Industrial Districts, provided the following conditions are met:

- A. Animal Shelter – provided all outdoor runs are at least 100 feet from a residential property line.
- B. Commercial/Trade School – provided:
 - 1. The side yard setback shall be:
 - a) Ten feet for building under thirty-six (36) feet in height and adjacent to a non-residential zone.
 - b) Twenty feet for buildings over thirty-six (36) feet in height and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under thirty-six (36) feet in height and adjacent to a residential zone.
 - 2. The rear yard setback shall be:
 - a) Fifteen feet for buildings under thirty-six (36) feet in height and adjacent to a non-residential zone.
 - b) Thirty feet for buildings over thirty-six (36) feet in height and adjacent to a non-residential zone.
 - c) Thirty feet for buildings under thirty-six (36) feet in height and adjacent to a residential zone.
 - d) Increased by one (1) foot for every two (2) feet of buildings height to a residential zone.
 - 3. Where a proposed building site abuts any Residential Zoning district and is not separated by a street right-of-way, the following screening provisions shall apply:
 - a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.

- b) A minimum of twenty (20) feet of natural or revegetated buffer yard shall be established between the industrial use and the adjacent residential property line.
- C. Communications Tower – a free-standing tower with height not exceeding 300 feet may be permitted as a conditional use, provided the following documents are submitted upon application for such use:
- 1. One copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
 - 2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property [site plan not required if antenna is to be mounted on an approved existing structure].
 - 3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records, serving any property within the city.
 - 4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
 - 5. Identification of the owners of all antennae and equipment to be located on the site.
 - 6. Written authorization from the site owner for the application.
 - 7. Evidence that a valid FCC license for the proposed activity has been issued.
 - 8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
 - 9. A written agreement to remove the tower and/or antenna within 180 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
 - 10. Evidence that applicable conditions in the following section are met.
 - 11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.

Additionally, the applicant must show that all of the following applicable conditions are met:

1. The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
2. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of applicant.
3. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
4. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
5. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
6. Applicant must show that all health, nuisance, noise, fire, building and safety code requirements are met.
7. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
8. A permit for a proposed tower site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
9. Applicant must show by certification from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregated which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the city attorney.
10. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
11. A tower must be a minimum distance equal to one-half the height of the tower from property designed historic or architecturally significant, and must be set 25% of the tower height, whichever is greater.

- D. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed 12 month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use shall be removed upon expiration of the permit. The structure shall be located on the same site as the permitted project, and shall be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- E. Distribution Center – provided:
1. Paved deceleration lanes twelve (12) feet wide and 200 feet in length are constructed at the entrance points to major highways.
 2. That no safety hazard or impediment to regular traffic movement is produced.
 3. No open storage of any type is conducted in connection with the operation.
- F. Junk/Salvage Operations and Yards and Scrap Operation – provided:
1. No burning of materials or products is conducted on the premises.
 2. A fence is provided around the perimeter at time or permitting that is 100% opaque and screens all storage items from view from adjacent lines and rights-of-way. The screen shall be a minimum of six (6) feet in height.
 3. Junk/Salvage Operations and Yards are prohibited in the city limits of the City of Greenwood.
- G. Trucking/Shipping Terminal – provided:
1. Paved deceleration lanes twelve (12) feet wide and two hundred (200) feet in length are constructed at the entrance points to major highways.
 2. That no safety hazard or impediment to regular traffic movement is produced.
 3. No open storage of any type is conducted in connection with the operation.
- H. Warehouse and Other Warehouse/Distribution – provided:
1. Paved deceleration lanes twelve (12) feet wide and two hundred (200) feet in length are constructed at the entrance points to major highways.
 2. That no safety hazard or impediment to regular traffic movement is produced.
 3. No open storage of any type is conducted in connection with the operation.

3.4.1.3. Special Exceptions Allowed in All Industrial Districts

The following uses are allowed in all industrial zoning districts, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. Communications Tower – a tower, pole, or antenna over 300 feet in height may be permitted by special exception granted by the Joint Board of Zoning Appeals after public hearing and findings of fact based upon the following criteria:
1. All application requirements and conditions imposed by Article 2 through 6 of this chapter for conditional uses are met except height limitations and setbacks.
 2. If additional tower height is requested, total tower height will not exceed 150% of the maximum height permitted in the district as a conditional use.
 3. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
 4. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
 5. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
 6. The Board may grant a variance from general zoning district regulations and setback requirement, but may not grant a variance from any other standards imposed for a communications tower or antenna in connection with granting a special exception.

3.4.1.4. Accessory Uses Allowed in All Industrial Districts

There are no accessory uses that apply to all of the industrial districts. Please refer to the individual industrial districts to determine whether any accessory uses are allowed.

3.4.2 LIW – Light Industrial/Warehousing/Heavy Commercial

The Light Industrial/Warehousing/Heavy Commercial Zoning Districts are primarily designed to accommodate the development of light industrial, wholesale, warehousing, and distribution facilities.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the LIW – Light Industrial/Warehousing Zoning Districts. In addition, the LIW Zoning Districts also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.4.1. – Regulations Applied to All Industrial Districts*.

3.4.2.1. Uses Permitted in LIW

Appliance Service
Automobile Rental
Automobile/Truck/Motorcycle/Boat Sales
Automotive Parts
Beverage Distribution

Bicycle Sales and Service
Bottling Works
Cartage, Express & Parcel Delivery
Car Wash, Full Service
Car Wash, Self Service
Convenience Store – Gasoline Sales
Correctional Institution
Crematorium
Crop Storage and Sales
Dairy Product Processing
Dry Cleaning/Laundry Establishment
Fairground
Feed and Seed Store
Gas Station, Self Service
Glass, Stone and Clay Products
Government/Public Utility Office
Greenhouse/Nursery – Commercial
HVAC Service
Ice
Janitorial Service
Locksmith
Meat Curing/Smoking/Packing
Mechanical/Repair Shop
Oil Change Service
Other Infrastructure/Transportation
Other Retail
Parking Lot, Commercial
Pest/Insect Control Business
Printing/Copying Business
Racetrack
Radio/Television Station
Radio/Television Studio
Sewing Machine/Vacuum Cleaner Repair/sales
Restaurant, Drive-Thru
Sewage Treatment Facility
Tobacco Storage and Processing
Ultra-Light Flight Park
Water Treatment/Storage
Welding Shop

3.4.2.2. Additional Conditional Uses Allowed in LIW

The following uses are permitted in all LIW zoning districts, provided the following conditions are met:

- A. Automobile/Truck/Motorcycle/Boat Repair and Service, Body Shop, Building/Plumbing Supplies – provided:
1. All lighting is shielded or directed away from adjoining residential properties.

2. Outdoor storage/service areas with more than five vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
- B. Carnivals, Fairs and Other Major Public Gatherings – provided zoning permits for temporary public assembly use and events of public interest such as carnivals, fairs, and other major public gatherings and parking for such events, are issued for periods of no more than 5 consecutive days. No more than 5 such permits shall be issued within a one-year period only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- C. Child/Adult Care Center – provided:
1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides, higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.
 2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
 3. No other business enterprise shall be allowed to operate on the same property as the facility.
 4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
 5. One parking space for each employee and one parking space per six (6) children/adults cared for in the facility shall be provided.
 6. An on-site drop-off for children/adults shall be provided.
 7. A minimum 75square feet of usable, non-paved outdoor play area per child/adults cared for in the facility shall be provided.
 8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
 9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the special exception to ensure compliance with the requirements listed above.
- D. Contractor, General and Contractor – Shop/Yard – provided any outdoor storage items must be screened with a 100% opaque fence of at least 6 feet in height.
- E. Fabricating/Assembling – Enclosed in Building – provided the use is entirely contained within a structure and any outdoor storage is screened from view at all property lines and road rights-of-way.
- F. Farm Equipment Sales and Service, Gas Station (Full Service) – provided:

1. All lighting is shielded or directed away from adjoining residential properties.
2. Outdoor storage/service areas with more than five vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.

G. Manufactured Home Sales – provided:

1. The hours of operation are limited to daylight hours.
2. All lighting is shielded or directed away from adjoining residential properties.
3. A 100% opaque screen along rear property lines to be in place prior to issuance of a certificate of occupancy.
4. Outdoor storage of related materials is fenced and obstructed form view.
5. The use is located on a major arterial roadway.

H. Military Armory – provided:

1. All lighting is shielded or directed away from adjoining residential properties.
2. Outdoor storage/service areas with more than five vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.

I. Mini-Warehouse Storage – provided:

1. All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.
2. Where projects abut lots with residential land uses, buffering and screening standards shall apply in accordance with *Chapter 5 – Design and Performance Standards*.
3. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.
4. To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of building shall be at least 30 feet.
5. One accessory manager's office/apartment shall be permitted.
6. Fencing or walls shall be required around the open perimeter of the project. Said fence or wall shall be a minimum of 6 feet in height.
7. Off-street parking shall be required as follows: (1) one space for each 10 storage cubicles; (2) two spaces for the manager's quarters; and (3) one

space for every 50 storage cubicles to be located at the project office for the use of prospective clients.

8. On-site driveway widths shall be required as follows: (1) all one-way driveways shall provide for one 10-foot parking lane and one 15-foot travel lane; (2) traffic direction and parking shall be designed by signing or painting; (3) all two-way driveways shall provide for one 10-foot parking lane and two 12-foot travel lanes; (4) the parking lanes may be eliminated when the driveway does not serve storage cubicles; and (5) all driveways must be paved.
9. Retail or wholesale uses and storage of hazardous materials shall be prohibited in mini-warehouses and notice of prohibition shall be given to customers by a conspicuous sign posted at the entrance of the property or by provisions in the lease agreement or both.
10. No unit shall be used for any business or industrial enterprise.
11. The property must conform with the design standards as set forth in *Chapter 5 – Design and Performance Standards*.

J. Mulch Sales/Landscaping Products – provided:

1. Adequate display space is provided that does not harbor pests.
2. Adequate loading space is provided for commercial and residential vehicles.
3. An on-site enclosed office building is provided.
4. All outdoor storage must meet the setbacks of the zoning districts and screened from all property lines.
5. The use is not located along Highways 25, 72, 246, 221 or 27/72/221 Bypass.

K. Newspaper/Publishing Business – provided:

1. Paved acceleration/deceleration lanes ten (10) feet wide and two hundred (200) feet in length are constructed at the entrance points to major highways.
2. That no safety hazard or impediment to regular traffic movement is produced.
3. No open storage of any type is conducted in connection with the operation.

L. Other Light Industrial – provided:

1. Such use is of similarly and compatible nature to permitted and conditional uses within the zoning district.
2. Such use shall not produce noise, vibration, smoke, gas fumes, odor, dust, fire hazards, dangerous radiation or any other conditions which constitute a

nuisance beyond the premises. DHEC, EPA or other accepted national standards shall be used to determine nuisance thresholds.

M. Printing, Publishing and Allied Industries – provided:

1. Paved acceleration/declaration lane ten (10) feet wide and two hundred (200) feet in length are constructed at the entrance points of the major highways.
2. That no safety hazard or impediment to regular traffic movement is produced.
3. No open storage of any type is conducted in connection with the operation.

N. Sign Manufacturing – provided all outdoor storage is screened from view at all property lines and street rights-of-way.

O. Solid Waste Convenience/Recycling Center – provided:

1. The lot is a minimum of 2 acres in size.
2. Buffer and setbacks comply with those for the appropriate zoning district.
3. All local, state and federal permits for such use are obtained and copies provided to the Zoning Official prior to any site work.
4. A drainage and sedimentation plan that shows all off-site runoff is submitted with the zoning district.
5. The proposed facility has direct access off of a collector or arterial street.
6. Any waste material capable of becoming airborne must remain covered and secured at the end of the workday.

P. Storage Yard – provided all outdoor storage is 100% opaquely screened from view at all property lines and street right-of way.

Q. Tire Recapping – provided:

1. All lighting is shielded or directed away from adjoining residential properties.
2. Outdoor storage/service areas with more than five vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.

3.4.2.3. Additional Special Exceptions Allowed in LIW

There are no additional special exceptions allowed in the LIW.

3.4.2.4. Additional Accessory Uses Allowed in LIW

There are no additional accessory uses allowed in the LIW.

3.4.3. HI – Heavy Industrial

The General Industrial/Manufacturing Zoning Districts are primarily designed to accommodate the development of manufacturing and other intensive industrial uses.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the HI – Heavy Industrial Zoning Districts. In addition, the HI Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.4.1. – Regulations Applied to All Industrial Districts*.

3.4.3.1. Additional Uses Permitted in HI

- Acid Manufacturing
- Apparel/Clothing
- Asphalt/Petroleum Refining
- Automobile/Boat Manufacturing
- Camera and Photographic Supply Manufacturing
- Chemical and Allied Products Manufacturing
- Computer Products
- Computer Chip Manufacturing
- Explosives Manufacturing and/or Storage
- Fertilizer Manufacturing
- Fish Oil Manufacturing/Refining
- Furniture and Fixtures
- Games/Toys
- Metal Industries – Bolts, Screws, Nuts, Washers, Rivets, Rails
- Metallic Smelting
- Musical Instruments Manufacturing
- Office Machines
- Other Heavy Industrial
- Paper and Allied Products
- Pharmaceuticals
- Plastic Products
- Precision Instrumentation
- Railroad Facility/Switching Yard
- Railroad Terminal
- Scrap Metal Predecessors
- Silverware
- Surplus Materials, Heavy Machinery
- Textiles

3.4.3.2. Additional Conditional Uses Allowed in HI

The following uses are permitted in All LIW zoning districts, provide the following conditions are met:

- A. Sexually Oriented Business - provided the use meets the standards as set forth in Chapter 6, Article 6.

3.3.3.3. Additional Special Exceptions Allowed in HI

There are no additional special exceptions allowed in HI.

3.3.3.4. Additional Accessory Uses Allowed in HI

There are no additional accessory uses allowed in HI.

ARTICLE 5. – (RESERVED)

ARTICLE 6. – PLANNED DEVELOPMENT DISTRICT REGULATIONS

The Planned Development (PD) District promotes innovative design within developments by permitting a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility and creativity in the design, character and quality of the development and preservation of natural and scenic features or open spaces is made possible through the development and approval of a detailed plan which describes the specific uses, densities, and other requirements for development. The approved plan constitutes the district regulations for a particular planned development.

District	District name
Planned Development	
PD	Planned Development

3.6.1. Planned Development Flexibility

The flexibility built into the section is intended to accomplish the following purposes:

- A. Create specialized developments suitable within the parameters set forth within the comprehensive plan and giving consideration to the existing character of surrounding development;
- B. Encourage better design and management of open space by creating more functional active and passive open space areas within a new development;
- C. Retain natural features such as floodplains and steep slopes, and encourage developments that will be compatible with environmentally sensitive areas;
- D. Facilitate more affordable housing by providing possibilities for savings in infrastructure, installation costs, and energy costs through clustering of uses;
- E. Encourage increased pedestrian and vehicular circulation within and adjacent to the PD; and
- F. Create unique developments with careful and meaningful consideration to design, character and quality between uses within the development.

3.6.2. Relation to Other Ordinances

The Planned Development regulations which follow shall apply generally to the initiation and regulation of all planned development districts. Where there are conflicts between the special Planned Development regulations herein and subdivision or other regulations, these regulations shall apply in Planned Development districts. Setbacks, buffering and screening requirements shall be required for those uses located on the periphery of the PD only, and shall be provided in accordance with the minimum requirements of Chapter 5.

3.6.3. Where and How Permitted

- A. Planned Development Districts shall be established by amendment to the official zoning map and related amendatory action. Tracts, suitable in location and character for the uses and structures proposed, are to be planned and developed

on a unified basis, according to the requirements and procedures set forth within this article.

- B. Planned Development Districts shall be appropriately located with respect to: intended functions, to the pattern and timing of development existing or proposed in the comprehensive plan, to all necessary public and private facilities which must be existing or clearly available by the time the development reaches the stage where they will be needed, and the Land Use Element of the Comprehensive Plan and available public infrastructure.

3.6.4. Development Standards

3.6.4.1. Required Site Area

To be eligible to apply for a Planned Development District amendment, the proposed site must contain 25 acres or more.

3.6.4.2. Uses

A Planned Development District may permit any use which is a permitted use in any zoning district established within this ordinance. Conditional uses, accessory uses and special exceptions shall be clearly outlined within the district plan including standards for such uses.

3.6.4.4. Access

The dimensional standards of this Ordinance are waived except that:

- A. Within 50 feet of any Residential District the height regulations of that district shall apply.
- B. No lots for single family detached dwellings shall be less than 5,000 square feet in area.
- C. The minimum spacing between buildings shall be as per the Greenwood City/County Building Department.

3.6.4.5. Commercial Areas

- A. Commercial areas and adjacent residential, office and industrial areas shall be arranged to promote pedestrian access between and within such areas.
- B. Commercial uses shall be located on and shall access an internal street of the development.
- C. Up to ten (10) percent of the total land area may be occupied by or used for commercial purposes, provided that at no time shall the cumulative amount of land developed for commercial purposes exceed the cumulative amount of land for residential purposes.
- D. Commercial areas are permitted if they are designed and located to serve primarily the residents of the planned unit development.

3.6.4.6. Circulation and Access

- A. All streets shall be constructed as an all weather surface.
- B. Internal streets, drives, and parking areas shall provide safe and convenient access to dwelling units and recreation facilities, and for service and emergency vehicles. Streets shall not be designed to encourage outside traffic to traverse the PD on local streets, nor create unnecessary fragmentation of the PD into smaller subareas.
- C. Sidewalks shall be required along streets adjacent to and within the PD. Sidewalks shall be constructed in accordance with city standards. Sidewalks shall form a logical, safe and convenient system for pedestrian access to all dwelling units, appropriate project facilities, and principal off-site pedestrian destinations. Pedestrian/bicycle pathways may be substituted for sidewalks, if appropriate.
- D. The width of new public streets which are constructed for the PD, other than thoroughfare or arterial streets, may be decreased if it can be demonstrated that the proposed facility can safely handle anticipated traffic at an adequate level of service and the design is such that on-street parking shall not obstruct traffic flow. Decreases in street width must be reviewed by the planning director, public works director, file chief, and city/county engineer and approved by City Council.
- E. Alternative materials from the standard materials required by the city for curb and gutter on residential and commercial collector streets may be allowed if it is demonstrated that alternatives will provide adequate storm drainage capabilities, protection from pedestrian walkways, protection for property adjoining the road, protection for the edge of the pavement, and can be maintained by the city/county. Alternative materials or grass swales on residential service streets may be permitted and must be in accordance with the requirements of the city and approved by the city/county engineer.

3.6.4.7. Boundary Treatment

Boundary treatment is not required where the perimeter of the district is along the right-of-way of a railroad or street that is already constructed or is being constructed as part of the planned unit development. At other locations, that development shall comply with the following.

- A. The scale and setbacks of buildings and structures within 150 feet of the perimeter of the planned unit development shall be in harmony with development on adjacent land.
- B. No commercial or industrial use shall be permitted within 150 feet of the perimeter of the development unless the adjoining zoning district permits the same or a similar use adjacent to the perimeter.

3.6.4.8. Signs

All signs shall use a coordinated color, style and lettering scheme shown within a Common Sign Plan for the planned development.

3.6.4.9. Parking

Off-street parking for each use in a planned development district shall be provided in accordance with the standards set forth in this Ordinance. The Planning Commission may approve a reduction in the number of spaces if the development plan provides convenient pedestrian and/or bicycle access among uses. All parking areas shall be delineated and constructed with an all weather surface.

- A. Up to a 20% reduction in off-street parking may be approved if access to permanent transit, carpool, or other ride-sharing programs, or pedestrian access is shown to reduce the need for off-street parking. Reduction in the number of parking spaces required shall be based on a study provided by the applicant that calculates the reduction resulting from alternative access provisions.
- B. In addition to the above, if the development provides more than the prescribed area required for common open space as set forth in Section 3.6.4.11, it may be granted a reduction of one (1) parking space for every additional 500 square feet of open space provided.

3.6.4.10. Environmentally Sensitive Areas

The following shall be left natural and undisturbed except for street crossings, walkways, recreation facilities, utilities, stream restoration, and erosion control devices:

- A. Land within a floodway, and
- B. Wetlands and other critical ecological areas.

3.6.4.11. Open Space and common Recreational Facilities

- A. In a planned development district, open space is only that land dedicated to the public or designated by the development plan for the use, benefit, and enjoyment of all residents of the planned development district. Open space may be common area owned by an owner's association or parkland or drainage-way and open space dedicated to the public.
- B. To qualify as open space, land shall be usable for recreation purposes or provide visual, aesthetic or environmental amenities, and may not be occupied by streets, drives, parking areas, or structures other than recreational structures.
- C. Common area open space shall conform to the location requirements of Section 5.7.4.4.
- D. Land within a floodway or floodway fringe may be used to provided not more than 50% of the open space required in a Planned Development district.

- E. All property owners in the Planned Development district shall have access to the open space by means of a public or private street or all-weather walkway in an easement of a minimum of 20 feet in width.
- F. The following amounts of open space are required:
 - 1. Two and one-half (2½) acres per 100 dwelling units; and
 - 2. Ten (10) percent of the gross land area for office, commercial, and industrial uses.
- G. The Planning Commission may reduce the required open space, depending upon the nature and extent of active recreational facilities provided.
- H. Open space shall be provided within each phase of the planned development district in sufficient amounts to serve the expected population of that phase.
- I. On property containing floodplains and/or wetlands, a density bonus of 20% shall be provided if the designated floodplains and/or wetlands are not disturbed; provided that the designated floodplain and/or wetlands comprise at least 10% of the total area.

3.6.4.12. Buffers and Screening

Buffering and screening shall be provided for all uses in the PD as required by the Planning Commission and appropriate governing authority.

- A. All exterior storage areas, service yards, electrical transforms, storage tanks, refuse collection areas, and other similar outdoor areas shall be screened from view from adjoining properties, streets, and open spaces by fences and landscaping in accordance Chapter 5, Article 4.

3.6.5. Zoning and Building Permits

Zoning and building permits shall not be issued until the zoning amendment is approved by the appropriate governing body, the approved plat with descriptive statement and covenants are filed for record with Planning Department and the Clerk of Court for Greenwood County, all required bonds, if any, have been posted with the Clerk, and the final plat approved has been obtained as required in section 3.6.12.

3.6.6. Pre-application Conference

Prior to filing an application for approval of a Planned Development District, the applicant shall make a request to the Planning Department for a pre-application conference. The planning staff shall conduct the pre-application conference to discuss the PD procedures and guidelines with the applicant.

The applicant shall submit a preliminary development concept plan. The Zoning Official or his/her agent shall review the plan for completeness and compliance with the comprehensive plan and shall notify the applicant in writing of any deficiencies or discrepancies. Any recommendations for changes shall be recorded in writing, with reasons therefore, and shall

become part of the record of the application. Applicants shall indicate in writing their agreement and reasons therefore, and such response by applicant shall also be included in the record.

3.6.7. Applications; Materials to be Submitted

Following the conclusion of the pre-application conference, a formal written submittal for a Planned Development District rezoning request shall be submitted to the Planning Department staff. Applications for Planned Development amendments shall be submitted as for other amendments. Materials submitted with the application or on subsequent request by the Planning Department shall include plans, maps, studies and reports which may reasonably be required to make the determinations called for in the particular case and to include the items designated below. At least eight (8) copies of the following shall be submitted for necessary referrals and records, as provided.

- A. A legal description and map of the property drawn to scale which shall include: the land area within the PD district, the use and present zoning classification of the designated area, the zoning classification and use of all abutting districts within 200 feet of the subject property, and all public and private rights-of-way and easements bounding and intersecting the designated area which are proposed to be continued, created, relocate and/or abandoned.
- B. A district plan, drawn at a scale of not less than one (1) inch per 200 feet, and a written description of the proposed development. The district plan and/or the description shall show or stipulate the general location, arrangement, extent and character for the following where applicable:
 - 1. Adjacent streets and alleys;
 - 2. Land uses by type, including the gross acreage or square footage of each proposed use;
 - 3. Structures or building envelopes by type of use, maximum height of structures, maximum gross floor area for each land use, and land coverage of buildings and impervious areas;
 - 4. Residential densities by housing type and maximum number of dwelling units;
 - 5. Interior streets and drives;
 - 6. Parking, loading and outdoor storage areas and access thereto, including areas for storage of boats, campers, trailers and recreational vehicles;
 - 7. Public and private open and recreation space; proposed parks and playgrounds;
 - 8. Dimensions of separations between buildings, streets and other features;
 - 9. Land dedications and public improvements;
 - 10. Location of signs;

11. Treatment of sound, vibration, glare, radiation, fumes, and head emission which will extend beyond the property; and
 12. Ownership and maintenance of streets.
- C. A Circulation Plan showing proposed circulation patterns off vehicular, pedestrian, or other traffic patterns with methods for dealing with parking and the impacts of projected traffic on the uses on the site and adjacent districts and streets.
 - D. A Community Facilities and Useable Open Space plan outlining such things as religious sites, educational facilities and other public uses.
 - E. A Utility and Drainage Plan outlining existing and proposed utilities and easements with steps proposed to comply with sediment erosion control and storm drainage.
 - F. A Landscape Plan identifying existing and proposed structures, any existing trees to remain on-site, proposed trees and landscaping, topography with contour intervals of five (5) feet or less, buffer areas, fencing including purpose and timing of construction, and other significant natural features.
 - G. A Signage Plan identifying existing and proposed structures, any existing trees to remain on-site, proposed trees and landscaping, topography with contour intervals of five (5) or less, buffer areas, fencing including purpose and timing of construction, and other significant natural features.
 - H. A Statistical Data Sheet to evaluate the total development including, but not limited to the following:
 1. Amount of land proposed to be used for public or semipublic use such as churches, schools, etc.
 2. Amount of land proposed to be set aside for recreational use.
 3. Amount of land proposed to be set aside for streets.
 4. Amount of land in the floodplain or unusable land within the project boundary.
 5. Extent and nature of projected traffic.
 6. Proposed number of parking spaces for cars and recreational vehicles and the number of spaces per unit.
 7. Gross density of the planned unit development to be computed by dividing the total number or proposed dwelling units within the development by the gross development area.
 - I. A written statement generally describing the proposed PD and the market which it is intended to serve; its relationship to the comprehensive plan; and how the proposed PD district is to relate to the use of neighboring property. Where the

applicant's objectives are not in substantial conformance with the comprehensive plan, the statement shall include the changed or changing conditions that justify approval of the proposed PD.

- J. A development schedule showing the approximate date of proposed construction and whether or not the project is intended to be developed in stages.
- K. Provisions for lot size, density, setbacks and building spacing, open space, buffer, screening, landscaping and signs shall be set in the approved plan for each PD.
- L. Other information deemed necessary to evaluate the application as the Planning Department, planning commission or city council may deem appropriate.

3.6.8. Planned Development District Rezoning Process

Once the application and all required information is received by the Planning Department staff, the proposed amendment shall be submitted in accordance with the procedures for zoning amendments as outlined in Chapter 12, Article 3.

- A. On receipt of the application and preliminary concept plan and detailed proposals as indicated above, the Zoning Official shall cause a study to be made by qualified representatives of the Planning Department and such other agencies or officials as appear appropriate in the circumstances of the case to determine conformity with the comprehensive plan, and to zoning and other regulations applicable in the case.
- B. Following such study, unless complete conformity is found, the applicant shall be notified in writing of discrepancies, and of the willingness of the Planning Department to confer for the purpose of assisting him in bringing the material submitted as nearly as possible into conformity with the requirements and/or to define specifically modification of regulations or of the comprehensive plan which seems justified in view of equivalent service of public purposes by the proposal.

If the applicant joins in such a conference, changes may be made in the original proposal, further conferences may be held, and additional material may be requested to guide in determinations.

In the course of such preliminary conferences, any recommendations for changes shall be recorded in writing with reasons therefore, and shall be transmitted to the Planning Commission.

- C. The Planning Department shall process applications for Planned Development Districts as any other zoning amendment, and the findings of fact shall address the following:
 - 1. The suitability of the tract for the general type of PD zoning proposed, physical characteristics of the land, and relation of the proposed development to surrounding areas and existing and probably future development.

2. The relationship to major roads, utilities, and other facilities and services when so required.
3. The evidence of unified control.
4. The suitability of plans proposed or the desirability of amendments.
5. The suitability of a program of maintenance for any common area.
6. Consistency with the comprehensive plan.

Based on such findings, the Planning Department shall recommend approval of the PD amendment as proposed, conditional approval on stipulated modifications, or disapproval, with recorded reasons therefore.

- D. The Planning Commission shall act as provided for amendments generally. The Planning Commission may recommend the application in accord with PD and other regulations applicable may include recommended modifications of PD or other applicable regulations or may recommend denial of the application.
- E. City Council shall act as provided for amendments generally. They may approve the PD, may modify the PD or may deny the application.

3.6.9. Procedures for Staged Development

Nothing in this article shall prevent a developer from developing a planned unit development in phases or sections; provided, the following conditions are met; and further, that any phase or section of a development is part of an overall approved development plan:

- A. The proposed phases or sections shall be delineated on the plan of development.
- B. All project data as required in Section 3.6.7. for the project as a whole shall be given for each such section so established.
- C. When any section of a planned development district is developed, it shall conform to the plan of development as approved or amended.
- D. The gross densities of sections recorded shall not vary by more than ten (10) percent of the gross density for the total development.
- E. In a staged development, each section shall also provide a minimum of 20 percent of the gross site area of that section as open space. The Planning Commission may allow a ten (10) percent variance from the required percentage of the open space.
- F. The Planning Commission may halt any future development approvals if it is found that any amenity or improvement in an initial phase or section was not provided for, as specified within the overall development plan.
- G. All phases shall be shown on the Unified Development Plan and numbered.

- H. Open space and common facilities shall be included such that at any given phase of development, the cumulative area of open space in all recorded phases and the total number of dwelling units and the gross land area are devoted to nonresidential land uses approved in those phases comply with Open Space and Common Recreations Facilities.
- I. The phasing shall be consistent with the traffic circulation, drainage and utilities plan for the overall Planned Development district.
- J. No final plat for a phase of a Planned Development district shall be approved unless all open space and common facilities included in previous phases have been conveyed and/or completed and there is no violation of the unified development plan or conditional use permit in any previous phase.

3.6.10. District Zoning Map

If the amendment is granted, the Council shall, in its amending action, approve the development concept plan or indicate required modifications; and such approved plan, with required modifications, if any, shall be binding in determinations concerning final development plans. The site development plan approved by the governing authority as a zoning amendment of the site to a PD district shall be the basis for issuance of zoning and building permits, and may not be changed except through the procedures outline in Section 3.6.11.

3.6.11. Changes in Approved PD Plans

Except as provided in this Section, approved PD plans shall be binding on the owner and any successor in title. All proposed changes shall be made in writing to the Planning Department. Minor changes such as location and sitting of buildings can be authorized by the Planning Director without a public hearing of the entire process. The Planning Director may allow minor changes that do not cause any of the following:

- A. A 10% or greater increase in the overall site coverage by the structures.
- B. An increase in the intensity of use. For example, an increase in density resulting from changing single family residential to multi-family residential.
- C. A 10% or greater increase in external traffic generation.
- D. A 10% or greater increase in the demand for public utilities.
- E. A 5% or greater reduction in the proposed open space.
- F. A 10% or greater reduction in the number of parking spaces.
- G. A change of an approved use.
- H. An increase in the height of buildings.

Any modifications that are in excess of the above standards shall be considered a major change to the approved PD and shall require a public hearing and approval by the appropriate governing body.

3.6.12. Approval of Final Plans

- A. After a PD district has been established, no building permit shall be issued therein unless and until the Planning Department has approved final plans and reports for the development as a whole or stages or portions thereof deemed satisfactory in relation to the total development. The form and content of such final plans and reports shall be as prescribed in zoning, land development regulations, or other regulations, generally or for particular PD districts, and in the rules of the Planning Department and other affected agencies.
 - 1. Approval of final plans and reports shall be based on compliance with regulations applying at the time the land was zoned to PD status, including such specific modifications as were made by the Council in its amending action.
 - 2. Upon approval of final plans and reports, building permits shall be issued in the same manner as for building permits generally, provided that any requirements concerning the order and location in which building permits are to be issued in the particular PD district shall be observed.
- B. Final plan approval is an administrative action. No public notice or hearing is required in connection with approval proceedings on final plan or changes in approved plans by the Planning Department.

3.6.13. Expiration of Time Limits on PD Amendments and Termination

If actions required in any amendment establishing a PD district are not taken within any time limits set, the Planning Department Staff shall review the circumstances and recommend to the Planning Commission and Council:

- A. That PD zoning for the entire area be continued with revised time limits; or,
- B. That PD zoning be continued for part of the area, with or without revised time limits, and the remainder be rezoned to an appropriate category; or,
- C. That the entire district be rezoned from PD to an appropriate category.

If the present or future owner of the Planned Development district within the designated area does not follow the approved site plan, the remaining undeveloped property shall automatically revert back to the zoning.

3.6.14. Grandfathered PD Districts

Planned Development Districts established prior to the adoption of this update to the Zoning Ordinance, will continue to be governed by the development plan and regulations adopted at the time that the District was established by the appropriate governing authority. Phases included in the original development plan and regulations shall be governed by those regulations as well.

Additional phases, extensions or additions to a grandfathered PD (not included in the development plan and regulations established prior to the adoption of this update to the zoning ordinance) shall be subject to the provisions of this Article and the remainder of this zoning ordinance.